

**PPOA BOARD OF DIRECTORS MEETING**  
**October 3, 2017**  
**THE POINT CLUBHOUSE**

The meeting was called to order President, David Kruzicki at 6:00 p.m.

**Board Members Present:** David Kruzicki, Karen Shackelford, and Tom McKelvey; Kathy Melton represented The CAM Team.

**Homeowners Present:** Steward Nethery (303), Sharon Griffin and Dianne Pevonka (320), Gordon Reynolds (304), Bill Thorne (331), Randy Warren (326), Carolyn Denoncourt (309), Stacey Jones (327), Maggie Hansen (318), and Lynda Lewis (316).

**MINUTES:** David Kruzicki made a motion to waive the reading and to approve the minutes of the May 1, 2017 Board of Directors Meeting and the September 5, 2017 Annual Meeting. Tom McKelvey seconded. None opposed and the motion carried. Karen Shackelford signed the minutes.

**TREASURER'S REPORT/CAM TEAM REPORT (KATHY MELTON):**

Copies of the September 2017 financials were emailed to the Board in advance of the meeting. The balances as of September 30, 2017 were:

Operating Account	\$10,650.81
Money Market Account	<u>\$49,305.59</u>
Total Funds	\$59,956.40

Eighteen homeowners owe assessments for the fourth quarter.

**OLD BUSINESS:**

A bid from Todd Jolly to install landscape lighting around the pool and in the garden areas was tabled at a previous meeting so that additional quotes could be requested. No additional proposals have been received. Solar lighting is also being considered.

A proposal was received to redo the pool beam and deck (approximately \$24k). A recommendation was made to redo the entire pool as the new beam would not line up correctly with the existing pool. The matter was tabled so that additional estimates can be requested.

An updated version of the color palette with the changes approved at the Annual Meeting was provided to those in attendance.

**NEW BUSINESS:**

The Officers for 2017-2018 are:

David Kruzicki, President  
Karen Shackelford, Vice-President  
Tom McKelvey, Secretary-Treasurer

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The community was hit hard by Hurricane Irma, especially the waterfront units. Wood was pulled from the river so that the bulkhead would not sustain any further damage. The Board tried to work out an agreement with the marina to remove the pile of wood, but was not successful. Half of the pile was removed by the Association (\$2,000 plus the cost of two dumpsters). The remaining half is the marina's responsibility to remove. FEMA will pick up any debris that is in the water, but the Board does not want to throw any wood back into the river. Residents were asked not to place any additional items in the pile. A suggestion was made to donate time to assist the marina in putting wood in the dumpster. Clay County will be contacted to see if they will come remove the remaining pile of wood. Karen Shackelford will contact Labor Ready to see if some workers could be hired to help with the remaining pile of wood/debris. The matter was tabled.

A motion was made by David Kruzicki to reimburse waterfront residents 50% of the cost for dumpsters that they had delivered. Tom McKelvey seconded. None opposed and the motion carried. The funds will come out of the Waterfront Reserve account.

The Waterfront Reserve account was discussed. Funds were set aside in 2006 for the waterfront units as an offset for the rear landscape services provided to the north and south buildings. Starting in 2012, the amount was accidentally decreased from \$800.00 per year to \$300.00 per year. After discussion, a motion was made by David Kruzicki to transfer \$3,000.00 (6 years x \$500.00) from the General Reserve to the Waterfront Reserve. Tom McKelvey seconded. None opposed and the motion carried. The Board will form a committee to discuss the level of funding for the Waterfront Reserve account going forward.

**COMMITTEE REPORTS:**

Architectural Review Committee – Gordon Reynolds reported that the Bradley's submitted a proposal to enclose the third floor deck area of their unit. The committee approved the plans and submitted the request to the Board for final approval. The project was approved.

Pool Committee – None

Landscape Committee – Volunteers are needed for this committee. Several residents in attendance shared concerns that the front yard maintenance services are not being done regularly. A couple of bushes on the side of Unit 326 need to be replaced due to the hurricane. Management will contact LCI.

Emergency Operations Committee – None

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**MEMBER CONCERNS:**

A homeowner asked that a letter be sent to a waterfront owner requesting that the drains on the river side of the unit be corrected so that water goes out to the river, and not into the bulkhead area.

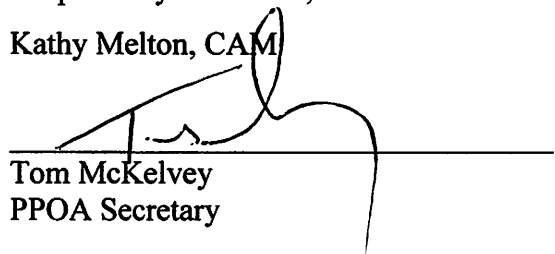
Steward Nethery thanked Bill Thorne for using his crews to check roofs and gutters on the property after the hurricane.

The next meeting is scheduled for Tuesday, November 7, 2017.

**ADJOURNMENT:** All business being completed, the meeting was adjourned at 7:28p.m.

Respectfully submitted,

Kathy Melton, CAM



Tom McKelvey  
PPOA Secretary