

PPOA BOARD OF DIRECTORS MEETING
February 6, 2018
THE POINT CLUBHOUSE

The meeting was called to order by 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: Sharon Griffin and Dianne Pevonka (320), Maggie Hansen (318), Steward Nethery (303), Linda Riesterer (313), Joanne & Jerry Stenski (334), Lynda Lewis (316), Chris Harper (330), Wanda Bradley (333), Berniece Guthrie (321), Ron Mills (324), Gordon Reynolds (304), Carolyn Denoncourt (309), Bill Thorne (331), Randy Warren (326), Stacey Jones (327), and Jerry Shackelford (323).

MINUTES: David Kruzicki made a motion to waive the reading and to approve the minutes of the January 2, 2018 Board of Directors Meeting. Tom McKelvey seconded. None opposed and the motion carried. Tom McKelvey signed the minutes.

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

Copies of the January 2018 financials were emailed to the Board in advance of the meeting. The balances as of January 31, 2018 were:

Operating Account	\$12,335.19
Money Market Account	<u>\$39,783.00</u>
Total Funds	\$52,118.19

Four homeowners have outstanding balances as of January 31, 2018. Two homeowners have contacted Management and payment has been sent. One Lien and one Notice of Intent to Lien have been sent to two homeowners who owe more than one quarter of assessments.

The backflow at the pool cracked due to the cold temperatures and had to be replaced - \$412.35. The backflow is still leaking.

OLD BUSINESS:

Outlets have been installed at the mail kiosk, the clubhouse, and the pool equipment panel - \$600.00. The Board discussed purchasing landscape lights. Karen Shackelford offered to research lighting options.

Renovations to the pool are on schedule. The beam and texture will be completed this week. The interior of the pool will be painted with a bond coat next week. The plaster will then be installed, and the pool filled. PBS will work to balance the chemicals so that the county can inspect the pool. PBS will continue to monitor the pool for a few weeks after it is filled.

The waterfront reserve agenda item was tabled until the end of the meeting.

PPOA Board Meeting, 2/6/2018

Page Two

A proposal received from JaxHandyman to paint the coquina on the clubhouse (\$1,150.00) was tabled at the last meeting. Karen Shackelford will request additional proposals.

A proposal was received from LCI to remove three (3) holly shrubs adjacent to Unit 326, add soil along the bulkhead, and reset border blocks - \$340.00. A motion was made by David Kruzicki to accept the proposal. Tom McKelvey seconded. None opposed and the motion carried.

Addition of a kayak lift on the common area bulkhead was approved at the November 2016 meeting with the cost not to exceed \$2,000. The lift will not be attached to the wall. Management will contact the insurance company to verify if the Association has any liability if someone gets hurt.

NEW BUSINESS:

Front yard maintenance is available to homeowners at a cost of \$60.00 per year. An email will be sent by Management asking interested homeowners to sign-up as soon as possible.

A proposal has been requested to extend the Association fence to the property line by Unit 301. The proposal was not received in time for the meeting.

A proposal was received from LCI to remove shrubs by the community sign, install flax lilies, and add annuals - \$439.80. A motion was made by Tom McKelvey to approve the proposal. David Kruzicki seconded. None opposed and the motion carried.

COMMITTEE REPORTS:

Architectural Review Committee – None

Pool Committee – None

Landscape Committee – Kathy Melton reported that LCI was notified immediately after the last meeting to discontinue any further backyard maintenance, and to share the landscaping concerns expressed at the last meeting.

Emergency Operations Committee – None

Tom McKelvey reported that in October, the Board added \$500.00 per year for 2012 – 2017 to the Waterfront Reserve. At the January meeting, the Board voted to discontinue backyard maintenance and would no longer fund the waterfront reserve going forward. A memo was provided by a homeowner stating that the amounts contributed from 2004-2006 was \$1,800.00 per year, and \$1,500.00 for 2007. Minutes were provided from 2004 and 2007 in support of the memo. Tom McKelvey shared that budgets approved by the Board over the past years is considered a Board action. The following amounts were budgeted:

PPOA Board Meeting, 2/6/2018

Page Three

2012 – 2018	\$300.00
2008	\$400.00
2009 – 2011	\$800.00

The recommendation to the Board is that no additional funding should be provided and that the remaining balance in the waterfront reserve can be used for the next event. Tom McKelvey made a motion to leave the balance as it is. David Kruzicki seconded. The floor was opened to the membership for discussion.

- Lynda Lewis asked the Board to consider reimbursing the waterfront reserve account for the funds used to clean up the common property at the waterfront (\$3,860.00) as these should have been general reserve expenses. The Board feels that the amount reimbursed at the October meeting did reimburse the waterfront reserve and that there is no way to tell where the wood came from that landed on the common property.
- Sharon Griffin shared that absent any contradictory information in the minutes, the Board should add additional funds to the waterfront reserve based on the information provided (for the years 2004 – 2007).
- Several homeowners expressed that the Board has flawed information, and that the notes from the meetings are not sufficient.

The Board tabled the matter so that more research can be completed as to what the balance should be in the waterfront reserve.

A homeowner requested that the Board revisit adding a kayak lift on the common waterfront property. The matter was tabled.

MEMBER CONCERNS:

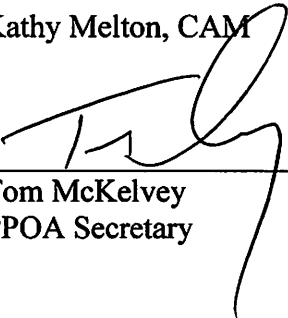
Jerry Stenski asked for assistance with contacting FDOT about washouts on the grassy area adjacent to US17. David has contacted them twice. Management will contact FDOT, as well.

The next meeting is scheduled for Tuesday, March 6, 2018

ADJOURNMENT: All business being completed, the meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Kathy Melton, CAM



Tom McKelvey
PPOA Secretary