

**PPOA BOARD OF DIRECTORS MEETING**  
**January 2, 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), Stacey Jones (327), and Jerry Shackelford (323).

**MINUTES:** David Kruzicki made a motion to waive the reading and to approve the minutes of the November 7, 2017 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 December 2017 financials were emailed to the Board in advance of the meeting. The balances as of December 31, 2017 were:

Operating Account	\$15,295.38
Money Market Account	<u>\$48,267.60</u>
Total Funds	\$63,562.98

Three homeowners have outstanding balances as of December 31, 2017. One homeowner owes for a dumpster charge, and two homeowners have outstanding assessment balances. The Board approved filing a lien on two homeowners if payment is not received by January 10, 2018.

The termite bond renewed for the north and south side units with no inspection.

An email will be sent to homeowners offering front lawn maintenance for 2018. The cost is \$60 for the year.

**OLD BUSINESS:**

The Board is pursuing other alternatives to install landscape lighting in the common areas around the pool. A proposal was received from JaxHandyman to install quad outlets at the mail kiosk, the clubhouse, and the pool equipment panel - \$600.00. The proposal was approved. The Board will assess which areas need lighting. One option being considered is the addition of up-lights to the trees.

The pool beam will not pass the next inspection. Three estimates were received to redo the pool. The Board discussed the estimate received from Pool Builder Services (PBS) - \$22,480.00. The proposal includes redoing the beam, resurfacing the pool, and installing new tile. Work can begin in February and be completed no later than the end of March. A question was raised as to the warranty provided by PBS. A motion was made by David Kruzicki to approve the PBS proposal subject to verification of the warranty. Karen Shackelford seconded. None opposed and the motion carried.

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The Board balanced out the Waterfront Reserve Fund at the October meeting. An email was received from Sharon Griffin with minutes from 2007 stating that the amount to be contributed to the Waterfront Reserve Fun was \$1,500.00. Tom McKelvey volunteered to research this issue. A motion was made by David Kruzicki to stop funding the waterfront reserve going forward, and to discontinue backyard maintenance of the north and south side units. Tom McKelvey seconded. None opposed and the motion carried.

Work to waterproof the leaking at the wall of Unit 301 from the common flower bed has been completed. A proposal was received from JaxHandyman to paint the coquina on the clubhouse - \$1,150.00. The proposal was tabled so that additional quotes may be requested. Two areas along the bulkhead need to have fill dirt added. One is on The Point common property, and the other is on marina property. David Kruzicki will talk to the marina about the bulkhead. A proposal was received from JaxHandyman to install a fence and gate on the side of Unit 301 at the rear - \$800.00. The proposal was tabled.

Feedback concerning the recent community event has been positive. The next event will be scheduled for June.

**NEW BUSINESS:**

LCI has not being doing a thorough job on the property. LCI was contacted and they are making efforts to correct any deficiencies. Two homeowners have expressed an interest in serving on the Landscape Committee. A copy of the landscape contract will be emailed to the Board. Management will send an email to LCI requesting that the crew blow all driveways and walkways each time they are on the property, and that the foreman make recommendations as to how the property can be improved.

**COMMITTEE REPORTS:**

Architectural Review Committee – None

Pool Committee – None

Landscape Committee – None

Emergency Operations Committee – None

**MEMBER CONCERNS:**

Dianne Pevonka shared that she felt that David Kruzicki did not handle the discussion correctly about the funding level of the Waterfront Reserve given the proof submitted in the form of minutes from 2017.

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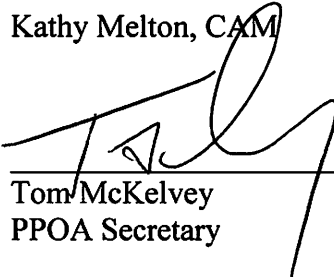
Tom McKelvey asked that consideration be given when scheduling meeting right after the holidays. Meeting dates can be changed based on the Manager's availability. A meeting schedule was provided that will be posted at the mailbox area.

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

**ADJOURNMENT:** All business being completed, the meeting was adjourned at 7:31 p.m.

Respectfully submitted,

Kathy Melton, CAM



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Tom McKelvey  
PPOA Secretary