

**PPOA BOARD OF DIRECTORS MEETING**  
**March 6, 2018**  
**THE POINT CLUBHOUSE**

The meeting was called to order by President, David Kruzicki at 6:01 p.m.

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

**Homeowners Present:** Dianne Pevonka (320), Maggie Hansen (318), Linda Riesterer (313), Lynda Lewis (316), Chris Harper (330), Berniece Guthrie (321), Gordon Reynolds (304), Carolyn Denoncourt (309), Bill Thorne (331), Randy Warren (326), Stacey Jones (327), and Jerry Shackelford (323).

An announcement was made that the meeting is being recorded.

**MINUTES:** Tom McKelvey made a motion to waive the reading and to approve the minutes of the February 6, 2018 Board of Directors Meeting. Karen Shackelford seconded. None opposed and the motion carried. Tom McKelvey signed the minutes.

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

Copies of the February 2018 financials were emailed to the Board in advance of the meeting. The balances as of February 28, 2018 were:

Operating Account	\$10,063.09
Money Market Account	<u>\$29,521.06</u>
Total Funds	\$39,584.15

Two homeowners have outstanding balances as of February 28, 2018. A Lien was filed against one property. The homeowner has indicated payment will be made when their income tax refund is received. One Notice of Intent to Lien has been sent. There has been no response from the homeowner.

The berm issue along US 17 has been addressed by Florida Department of Transportation. FDOT will be contacted again to make sure all repairs have been completed. Management will continue to monitor the berm for any issues.

Tom McKelvey spoke to the resident in Unit 329 about the tent in his backyard. The tent is needed while repairs are being made to the downstairs room that was flooded during the hurricane. The Board approved allowing the tent to remain while repairs are being done.

**OLD BUSINESS:**

The purchase of landscape lighting was tabled until the April meeting.

The renovation of the pool was finished ahead of schedule. The pool must remain closed until it is inspected by the county. Pool Builder Services continues to monitor the chemical balance in the pool. Once the chemicals are balanced, PBS will contact the county to arrange the inspection. Jim King should be able to take over maintenance of the pool mid-March. Mr. King

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gave the Association a two month credit to account for the time the pool was under construction. The Board approved a \$5.00/month increase for the pool maintenance services. A form was submitted to Clay County Utility Authority to receive credit for refilling the pool. The most recent water bill had not generated yet, so the amount of the credit is unknown.

Tom McKelvey reported that he has looked over past budgets to determine the amount that should be in the Waterfront Reserve, and there is incomplete data for some of the time period being reviewed. His recommendation is that the balance in the account should be \$6,675.00. The current balance is \$4,775.00, which results in a \$1,900.00 shortage. Tom McKelvey made a motion to put \$1,900.00 in the Waterfront Reserve account. Karen Shackelford seconded. None opposed and the motion carried. Going forward, there will no longer be any funding of the Waterfront Reserve account. Any residents who have questions as to the calculations may contact Tom McKelvey for more information.

Several ongoing maintenance issues were discussed. The Board is waiting for a quote to paint the coquina on the clubhouse. The replacement of bushes by Unit 326, the filling in of a hole in the common area along the bulkhead, and the landscape enhancements to The Point sign have been completed by LCI. The community fence adjacent to Unit 301 has been completed.

The addition of a kayak lift on the common area bulkhead was put on hold awaiting information from the insurance company.

Eight homeowners have signed up for front lawn maintenance services. LCI has been notified.

**NEW BUSINESS:**

The marina is under contract. David Kruzicki contacted the owner about purchasing a 10-foot section of land at the waterfront, but the deal had already been signed. The new owner is proposing to install an office building on the site. The Point residents were advised to move any vehicles parked on the marina property.

**COMMITTEE REPORTS:**

Architectural Review Committee – Gordon Reynolds shared that one painting request was received from a waterfront owner. The request was approved as it is in line with the approved color palette.

Pool Committee – None

Landscape Committee – A proposal has been requested to trim the palm trees, the rain tree, and the oak tree. Work will be scheduled for the beginning of April. An additional quote has been requested to add bushes in the community flowerbed by Unit 301, and to remove bushes by the flagpole.

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Emergency Operations Committee – David Kruzicki will no longer be on the Board after September, and reminded residents to share their information with him if they are staying on the property during a storm.

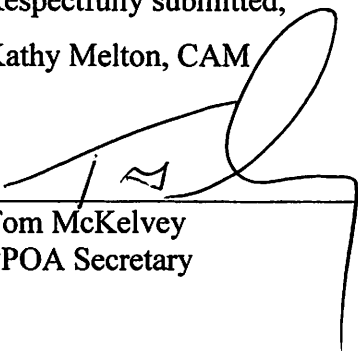
**MEMBER CONCERNS:**

Dianne Pevonka asked if the Board has determined what color the coquina on the clubhouse will be painted. A suggestion was made to put the matter out for resident input as to what the color should be.

The next meeting is scheduled for Tuesday, April 3, 2018

**ADJOURNMENT:** All business being completed, the meeting was adjourned at 6:38 p.m.

Respectfully submitted,  
Kathy Melton, CAM



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Tom McKelvey  
PPOA Secretary