

**PPOA BOARD OF DIRECTORS MEETING**  
**May 1, 2018**  
**THE POINT CLUBHOUSE**

The meeting was called to order by President, David Kruzicki at 6:04 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), Steward Nethery (303), Lynda Lewis (316), Stacey Jones (327), Jerry Stenski (334), Ron Mills (324), and Jerry Shackelford (323).

An announcement was made that the meeting is being recorded.

**MINUTES:** David Kruzicki made a motion to waive the reading and to approve the minutes of the March 6, 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 April 2018 financials were emailed to the Board in advance of the meeting. The balances as of April 30, 2018 were:

Operating Account	\$ 6,770.60
Money Market Account	<u>\$32,276.04</u>
Total Funds	\$39,046.64

Three homeowners have outstanding balances as of April 30, 2018. The Board approved sending a Notice of Intent to Foreclose to a homeowner who has not paid. A homeowner who recently received a Notice of Intent to Lien has paid in full and only owes for the second quarter.

**OLD BUSINESS:**

The Board has been discussing additional landscape lighting for a while. Solar lights that were purchased were not bright enough. David Kruzicki installed new lights (approximately \$900 in cost).

The pool renovation has been completed. The Health Department will inspect the pool in the near future. David Kruzicki reported that he has the operating instructions for the pool heater.

Per the Board vote at the last meeting, \$1,900.00 was put in to the Waterfront Reserve. No additional funds will be put in this account going forward.

The painting of the coquina on the clubhouse was tabled. Tom McKelvey will send out an email to residents requesting input on the color.

Installation of a kayak lift at the waterfront was tabled pending the changes made at the Marina.

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The Marina property is under contract. David Kruzicki has met with the future owners and the engineer. Construction will take place on the property, and indications are that a new office building is being planned. The discharge pipe for the Association's sump pump runs along the rear side of the wooden fences bordering the Marina property. If there are any issues raised about the location of the pipe, it will have to be moved to the other side of the fence. The Board discussed potential issues with the development of the Marina, including the road, additional traffic coming in and out of The Point property, need for a turnaround area, and the possible need to install "No Parking" signs in the gravel area. David Kruzicki said that the new owners may be willing to help with a shared dock on the waterfront.

**NEW BUSINESS:**

For budgeting purposes, the Board is trying to determine what amount is needed for future maintenance on the property. Additional gravel is needed in the parking areas. The road was last sealed approximately five years ago, and will need to be done again in a few years. The cost to replace the road range from \$47k to over 100k (which includes grading of the property). Curbs will also need to be addressed. Additional landscape lighting is being considered in the common area in front of Unit 327.

The Board discussed expenses versus budget. A rumor was going around that assessments will need to be increased, but that is not the case. Tom McKelvey shared that the Board needs to build the reserves back up, especially since almost \$22k was spent on the pool renovation. The Board agreed that no more capital improvements will be made at this time.

A Board member, ARC Committee Member, and Management will walk to the property to inspect the units.

A community event has been scheduled for Saturday, June 16<sup>th</sup>. The event will be catered. An email will be sent out requesting a RSVP if you are planning to attend.

The next meeting is the Annual Meeting and there will be a turnover of the Board. David Kruzicki's seat on the Board will be up for election.

**COMMITTEE REPORTS:**

Architectural Review Committee – None

Pool Committee – None

Landscape Committee – Mulch needs to be installed. The company that has done the work in the past is not being responsive. Management will search for another company.

Emergency Operations Committee – None

**MEMBER CONCERNS:**

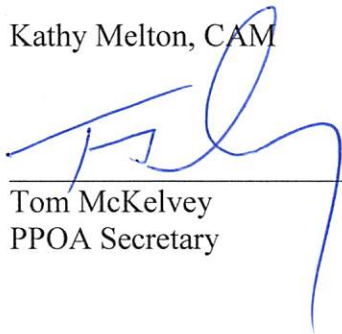
Ron Mills shared that three units have been painted and all the owners have selected yellow. He suggested that the Board approve additional colors.

The next meeting is the Annual Meeting and is scheduled for Tuesday, September 4, 2018.

**ADJOURNMENT:** All business being completed, the meeting was adjourned at 7:19 p.m.

Respectfully submitted,

Kathy Melton, CAM



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Tom McKelvey  
PPOA Secretary