

The Point Annual Meeting Minutes  
Tuesday, September 4, 2018  
The Point Clubhouse

**CALL TO ORDER:**

The Annual Meeting of The Point Property Owners Association was called to order at 6:00 p.m. by Vice-President, Karen Shackelford.

Attendees: Twenty-one (21) owners were present either in person or by proxy. A quorum was established.

**PROOF OF NOTICE:**

Proof of Notice was provided by Management showing the Annual Meeting mailing was sent out to owners in accordance with The Point documents and Florida Statute.

**APPROVAL OF MINUTES:**

A motion was made by Steward Nethery to waive the reading of the September 5, 2017 minutes. Charlie Askey seconded. None opposed and the motion carried.

**TREASURER'S REPORT:**

The Association continues to be in good financial shape. The balance in the Operating Account as of August 31, 2018 was \$3,567.87. The balance in the Money Market Account was \$35,037.20. There is one delinquent account.

**PRESIDENT'S REPORT** – David Kruzicki was ill and was not in attendance at the meeting. A list of accomplishments for the past year include:

- Resurfacing of the pool (\$22,480.00)
- Sump pump repair (\$712.62)
- Pressure wash/paint clubhouse (\$1,000.00)
- Repair damage to wall hit by U-Haul (\$375.00)
- De-mossing of oak tree (\$700.00 – cost split 3 ways) Palm trees trimmed (\$1,360.00)
- Landscape lighting (\$943.75)
- Landscape enhancements
  - Hurricane clean-up by LCI (\$455.00)
  - South side community fence replaced (\$584.00)
  - Miscellaneous landscape improvements by LCI (\$1031.80)
- Security camera repair (\$549.98)

Miscellaneous items:

- Pool gate repairs
- Repairs to timbers for damage caused by Hurricane Irma
- Repairs to waterfront patio and walkway for damage caused by Hurricane Irma
- Waterproofing – Unit 301 – Water intrusion issue from planter box
- Electrical repairs at clubhouse/mail kiosk that allowed for additional landscape lighting
- Pool rail cover

**REPORTS OF COMMITTEES:**

Architectural – Gordon Reynolds reported that it was a quiet year for his committee. He thanked the other committee members, Wanda Bradley and Jerry Stenski, for their help. The most recent Color Palette was updated in October 2017. Three units have been painted with two of the new colors approved.

Landscape – Randy Warren shared that it is tough to get rid of weeds due to all of the rainfall this year. The crew with LCI has changed. If residents have any issues, please let Randy know.

Pool – Pool Builder Services (PBS) will do repairs to the tiles at the beginning of November. The pool will have to be closed during this time. Residents are asked to close umbrellas if a storm is coming. Management will notify LCI of an irrigation leak by the pool pump.

**APPOINTMENT OF INSPECTORS OF ELECTIONS/VOTES:**

Steward Nethery and Kathy Melton, The CAM Team, were appointed inspectors of the election.

**ELECTION OF BOARD MEMBER:**

Lynda Lewis was elected to the Board of Directors to fill the seat being vacated by David Kruzicki.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

The Board will approve the budget at the November 6, 2018 meeting. A 30-day notice will be sent to homeowners.

The Board will hold meetings every other month starting in January. Additional meetings may be called with a twenty-four hour notice. No large expenses are expected to be incurred in 2019.

**MEMBER DISCUSSION:**

Residents in attendance thanked David Kruzicki for all of the work he did for the Association.

The development of the former marina property was discussed.

Karen Denoncourt reported an issue to FDOT concerning the drain adjacent to US 17. Some work has been done, but the drain is still not draining properly.

Management will contact Clay County Code Enforcement concerning debris left on the marina property. Residents have noticed an increase in rats and fire ants.

Lynda Lewis expressed concern about the lack of security lighting on the property. There is a difference between landscape lighting and lighting for safety. The entrance is very dark as you turn off of US 17. The Board will walk the property and identify areas of concern.

Sharon Griffin shared that she looks forward to community input for decisions.

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Dianne Pevonka asked that the Board consider extending the sidewalk from the mailbox to the road on the south side of the property.

Management will send out the current PPOA Directory so that the information can be updated and/or verified.

Berniece Guthrie thanked everyone for their kind words and cards upon Woody's passing. The outpouring of support was very much appreciated.

**Adjournment:**

All business being completed, the meeting was adjourned at 6:55 p.m.

Respectfully submitted,

Kathy Melton, CAM



Tom McKelvey  
PPOA Board Secretary

A brief organizational meeting was held at the conclusion of the meeting to elect officers. The officers for 2018-2019 are:

President – Karen Shackelford  
Vice-President – Tom McKelvey  
Secretary/Treasurer – Lynda Lewis