

The Point Annual Meeting Minutes
Wednesday, September 25, 2019
The Point Clubhouse

CALL TO ORDER:

The Annual Meeting of The Point Property Owners Association was called to order at 6:02 p.m. by President, Karen Shackelford.

Attendees: Fifteen (15) 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 Sharon Griffin to waive the reading of the September 4, 2018 minutes. Carolyn Denoncourt seconded. None opposed and the motion carried.

REPORTS OF OFFICERS

- President – Karen Shackelford reported that there is a washout at the bulkhead on the common property next to the marina. The area was discovered during the recent fence installation. A proposal has been received from C&H Marine, and another proposal is being requested. Comcast will be installing the new cameras on Friday. Due to the issue with the bulkhead, the social event in October is canceled. A Christmas get-together will be planned. Randy Warren passed away and a memorial service will be held at Fleming Island High School on October 5th in the cafeteria at 11:00am. The family will be available from 10:00am - 11:00am. The pool will not be closed until the temperatures get cooler. The side gates remain locked for security/liability reasons.
- Management Report – Kathy Melton, CAM
 - The Association continues to be in good financial shape. The balance in the Operating Account as of August 31, 2019 was \$5,246.85. The balance in the Money Market Account was \$41,385.25. There are currently two delinquent accounts. The Board has approved an Association Foreclosure on one unit. A “last chance” letter was sent by the attorney and the homeowner has requested a payment plan.
 - 2019 Improvements include:
 - Landscape contractor was changed from LCI to Landscape Remedies in May. The monthly cost decreased to \$450.00.
 - Backyard maintenance is no longer being done by the Association, and no contributions are being made to the waterfront reserve.
 - Two bronze pole lights were installed at the east end of the pool for safety and a LED light was replaced on the wooden pole - \$4,464.00
 - Replacement of signs on the property - \$412.93
 - Installation of Mulch - \$1,820.00
 - Tree Trimming (all palm trees were trimmed) - \$1,700.00
 - Parking rope at the south rear parking lot was replaced, 2-6x6 wood pieces were replaced at the front, several railroad ties were replaced, and the awning at the clubhouse was pressure washed - \$700.00
 - Pool rail covers were replaced - \$159.80
 - American flag was replaced - \$44.70

REPORTS OF COMMITTEES:

Architectural – Requests have been approved for a front door and the replacement of two roofs.

Landscape – The landscapers are not doing a very good job. Ron Mills is working with the crew to improve their services.

Pool – None

APPOINTMENT OF INSPECTORS OF ELECTIONS/VOTES:

Bill Thorne and Kathy Melton, The CAM Team, were appointed inspectors of the election.

ELECTION OF BOARD MEMBER:

Karen Shackelford was re-elected to the Board of Directors.

UNFINISHED BUSINESS: None

NEW BUSINESS:

The Board will approve the budget at the November 5, 2019 meeting. Notice will be sent to homeowners. There will not be an October meeting or a December meeting.

MEMBER DISCUSSION:

Several residents thanked the Board for doing a great job for the community.

Concerns were expressed about the condition of the common property, including weeds and inconsistent trimming of the hedges. Karen Shackelford thanked Ron Mills for his help with landscaping and for his support of the Board.

Adjournment:

All business being completed, the meeting was adjourned at 6:23 p.m.

Respectfully submitted,

Kathy Melton, CAM


Lynda Lewis
PPOA Board Secretary

A brief organizational meeting was held at the conclusion of the meeting to elect officers. The officers for 2019-2020 are:

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