

The Point Annual Meeting Minutes  
Tuesday, September 1, 2020  
The Point Pool Deck

**CALL TO ORDER:**

The Annual Meeting of The Point Property Owners Association was called to order at 7:00 p.m. by President, Karen Shackelford.

Attendees: Seventeen (17) 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 Jerry Stenski to waive the reading of the September 25, 2019 minutes. Karen Shackelford seconded. None opposed and the motion carried.

**REPORTS OF OFFICERS**

- President – Karen Shackelford reported that the bottom half of the bulkhead is done and that the top half will be done tomorrow. A car was recently stolen from the property and several other cars were gone through. Residents are reminded to make a conscious effort to lock their cars at night. If you see something suspicious, call 9-1-1. The police can view the cameras remotely. Unit 322 has a contract on it, and Unit 325 is also under contract. Another unit on the waterfront may be going on the market soon.
- Lynda Lewis – The oak tree is scheduled to be trimmed and demossed on Friday, September 4<sup>th</sup>. Please move cars from this area and from Lot 10 prior to 9 a.m. Tree Tech will be on the property from 9:00 a.m. to 5:00 p.m.
- Management Report – Kathy Melton, CAM
  - The Association continues to be in good financial shape. The balance in the Operating Account as of August 31, 2020 was \$6,367.82. The balance in the Money Market Account was \$48,326.27. There are currently two delinquent accounts.
  - 2020 Improvements include:
    - Security Cameras installed through Comcast and linked to CCSO - \$721.90
    - Fence installed between The Point property and the former Marina property - \$1,736.99
    - Rock replaced at front parking areas/replaced 4 RR ties by the pool - \$970.00
    - Installation of Mulch - \$2,250.00
    - Tree Trimming (all palm trees were trimmed) - \$1,600.00
    - Pool rail covers were replaced - \$208.80
    - Warranty work on heat pump/display replaced - \$256.00

**REPORTS OF COMMITTEES:**

Architectural – No Report

Landscape – No Report

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Pool – Sharon Griffin shared that the pool temperature is 86 degrees. Signs will be replaced next year, and other upgrades are planned. Combination locks are being investigated for the pool bathrooms.

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

Maggie Hansen and Kathy Melton, The CAM Team, were appointed inspectors of the election.

**ELECTION OF BOARD MEMBER:**

Tom McKelvey was re-elected to the Board of Directors.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

The Budget Meeting will be held on Tuesday, November 3, 2020. Notice will be sent to homeowners. No meetings will be held in October or December.

**MEMBER DISCUSSION:**

Jerry Stenski asked for permission to paint the flowerbeds by his unit. He also asked for help in contacting someone to clean up the former marina property. Currently, the area is overgrown with weeds, and several trailers are being stored there. The pool is a health hazard. A suggestion was made to contact Clay County Code Enforcement to report the issues.

**Adjournment:**

All business being completed, the meeting was adjourned at 7:18 p.m.

Respectfully submitted,

Kathy Melton, CAM



Lynda Lewis  
PPOA Board Secretary

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A brief organizational meeting was held at the conclusion of the meeting to elect officers. The officers for 2020 - 2021 are:

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