

The Point Annual Meeting Minutes
Tuesday, September 7, 2021
The Point Pool Deck

CALL TO ORDER:

The Annual Meeting of The Point Property Owners Association was called to order at 6:03 p.m. by President, Karen Shackelford.

Attendees: Eighteen (18) 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 1, 2020 minutes. Maggie Hansen seconded. None opposed and the motion carried.

REPORTS OF OFFICERS

- President – Karen Shackelford reported that a lot of work has been done on the property, but there are still outstanding items to be completed. Once the bushes are cleaned up, the lights will be replaced around the pool. The pool/clubhouse were pressure washed. The quality of landscape services has been spotty. Someone put holes in the walls in the men’s bathroom so the Board is looking to install keypad locks. The clubhouse remains locked, but residents can contact a Board member or Sharon Griffin for entry. Residents are asked not to unplug the cameras. A new roof was installed on the clubhouse.
- Vice-President – Tom McKelvey shared that he is working on estimates for the repair and/or replacement of the road.
- Secretary/Treasurer – Lynda Lewis shared that the oak tree in front of Units 315/316 is scheduled to be trimmed and demossed on Tuesday, September 21st. Please do not park in that area after 8:00 a.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, 2021 was \$6,997.98. The balance in the Money Market Account was \$59,466.05. There are currently two delinquent accounts. Unit 325 is currently under contract and the Association will hopefully receive \$3,412.00 once the property closes.
 - 2021 Improvements include:
 - New roof on the clubhouse – Courtesy of the Thorne’s
 - Tree Trimming (palm trees) - \$1,600.00
 - Replacement of American Flag - \$46.16
 - Fence piece installed between gravel area/marina property - \$384.00
 - Pressure Washing - \$1,350.00
 - Pool rail covers replaced - \$315.40
 - Pool sign updated - \$70.94

REPORTS OF COMMITTEES:

Architectural – Gordon Reynolds reported that it was a quiet year for ARC requests. Requests made were within the color palette. Roofs were not an issue. Residents wanting to install satellite dishes should look around and install them where others have been installed.

Pool – Sharon Griffin shared that the red brick gets too hot and either needs to be painted or replaced with cool deck. There is a small dirt area that she would like the Board to fill in at the same time.

Landscape – Ron Mills reported that the landscaping services are not good. The company has trouble finding and keeping employees so a different crew is on the property each week. The Point is a complex property to service because of the hedges, trees, sprinkler system, etc. Residents are asked to do a little extra when walking the property by picking up trash or pulling a weed.

APPOINTMENT OF INSPECTORS OF ELECTIONS/VOTES:

Ron Mills and Jerry Shackelford were appointed inspectors of the election.

ELECTION OF BOARD MEMBER:

Lynda Lewis was re-elected to the Board of Directors.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

MEMBER DISCUSSION:

Maggie Hansen asked for clarification of the policy concerning flags in the community. The Board has no issues with small flags, such as sports flags and holiday flags. Political signs/flags are not allowed.

Ilene Yocum asked the Board to consider adding doggie bag dispensers on both ends of the property. Residents were asked to walk their dogs along the designated dog area along US 17 and to remember the area by the river is not a dog walk. If residents do not clean up after their pet, please notify management so a violation letter can be sent.

Karen Shackelford shared that the county commissioner for this area is working on issues with the former marina property. No permits have been pulled for work on the property. A service order is being put in to have the area cleaned up.

Adjournment:

All business being completed, the meeting was adjourned at 6:32 p.m.

Respectfully submitted,

Kathy Melton, CAM


Lynda Lewis
PPOA Board Secretary