

The Point Annual Meeting Minutes
Tuesday, September 6, 2022
The Point Clubhouse

CALL TO ORDER:

The Annual Meeting of The Point Property Owners Association was called to order at 6:01 p.m. by 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:

The minutes from the September 7, 2021 Annual Meeting had been approved previously.

REPORTS OF OFFICERS

- President – Karen Shackelford shared that two reminder notices have been sent about exterior maintenance of units. Individual notices will be sent out soon to residents who have outstanding issues. The post office will not install a blue mailbox on the property. The Board has requested that the lift station fence be pressure washed or replaced. Parking on the property is an issue in several areas. Large vehicles parking in the north side spaces block residents from being able to back out of their driveway. Please remember to use your garage and driveway first.
- Management Report – Kathy Melton, CAM
 - The Association continues to be in good financial shape. The balance in the Operating Account as of August 31, 2022 was \$13,823.70. The balance in the Money Market Account was \$65,403.28. There is currently one delinquent account with a small balance.
 - 2022 Improvements include:
 - New fence in 310 parking area/JEA lift area - \$4,200.00
 - Tree trimming (palm trees) - \$1,850.00
 - Pressure washing of clubhouse/pool area - \$350.00
 - Repairs to pool heater - \$1,268.30
 - Pool – New filter grids - \$700.00

REPORTS OF COMMITTEES:

Pool – Karen Shackelford reported in Sharon Griffin’s absence. The pool heater/cooler has been turned off. The heater will be turned on once the temperatures start to fall. One light is out in the pool and a vendor has been contacted. The trash can will be removed from the pool area. Residents are reminded to take their trash home with them.

Architectural – Gordon Reynolds reported that it was a good year for his Committee and that residents have been good about requesting approval before making changes. Several new colors have been added to the color palette. There is going to be a change to the coral color and a sample will be provided. One more person is needed for the Committee.

Landscape – Ron Mills submitted his resignation from the Committee effective August 24th. The Board and residents thanked him for his service to the community. Any landscape issues should be reported to Management and/or a Board member.

APPOINTMENT OF INSPECTORS OF ELECTIONS/VOTES:

Gordon Reynolds and Jerry Shackelford 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: None

MEMBER DISCUSSION:

Ilene Yocum asked if there are any plans to put a table or bench in the common area at the river. There are no current plans.

Maggie Hansen asked if there is any more information as to what will happen to the old marina property. The county commissioner has not provided any update. Residents can report issues with the property to Clay County.

Residents on the south side of the property had cleaned up along the fence line. Carolyn Denoncourt sent an email expressing concern about the dirt level along the fence and the neighbors will be installing plants and will make a correction at that time.

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 6:30 p.m.

Respectfully submitted,

Kathy Melton, CAM

Lynda Lewis 
PPOA Board Secretary

The Board met briefly to elect officers. The officers for 2022 – 2023 are:
President – Karen Shackelford
Vice-President – Tom McKelvey
Secretary – Lynda Lewis