

PINEAPPLE PLANTATION POA
BOARD OF DIRECTORS' MEETING

January 25, 2023 / 6:00 PM

Location: Coastal Property Management Stuart Office & via Zoom

BOARD MEETING MINUTES

Call to Order: President Karl Chalupa called the meeting to order at 6:00 PM.

Quorum: A quorum was established with the following Directors: Ron Marcucci, Kevin Sullivan, Karl Chalupa, Bill Wah and Greg Timmer. Also in attendance was Randy Seeman and Rich Krett from Coastal Property Management (CPM).

Proof of Meeting Notice: Ample meeting notice/agenda was provided.

Approval of Meeting Minutes:

Motion: To approve the minutes of the December 21, 2023, Board meeting.

Made by: Karl Chalupa **Seconded by:** Kevin Sullivan

Vote: Unanimous Approval

Motion Passed

Treasurers Report: Ron provided a review of the association's finances (see attached report).

Motion: To accept the Treasurer's Report as presented.

Made by: Kevin Sullivan **Seconded by:** Karl Chalupa

Vote: Unanimous Approval

Motion Passed

Motion: To move \$72,000.00 to a new CD.

Made by: Karl Chalupa **Seconded by:** Kevin Sullivan

Vote: Unanimous Approval

Motion Passed

Property Report: Ron provided an update on the property:

- Pressure washing of the sidewalks is set for February.
- Windemere Sign will be pressure washed then painted. Repairs will be made.
- Aerators are being repaired.
- The Association was without IQ water for 12 days.
- Two dog waste stations were replaced and a proposal for emptying the stations was received for \$50.00 per week.
- The lot at 2230 NW Windemere is up for sale.

Committee Reports

ARB – Starting in February 2024, all ARB applications will be processed through Vantaca and the ARB Committee Members will be able to review all applications online. The Chair will have the ability to approve applications.

Safety – A notice was posted on Facebook seeking volunteers for the committee. The committee is trying to find some viable solutions for the Halloween Event. The construction of Martin County’s Fire Station #3 is moving along.

Old Business

Playground Update – Kevin Sullivan reported that the association received the engineering report and is waiting for an updated proposal from the vendor. Once the updated proposal is received, the installation will be moving forward.

Violations & Fines Procedures & Rules & Regulations – Ron Marcucci reported that the new Violations & Fines Procedures & Rules & Regulations have been signed and notarized and will be filed with Martin County.

Comcast Marketing Contract - Ron Marcucci provided some background information on the 11-year exclusive marketing agreement the association has with Comcast and the income that the association will receive over the term of this agreement.

Motion: To approve the signing of the Comcast Marketing Agreement.

Made by: Kevin Sullivan **Seconded by:** Ron Marcucci

Vote: Unanimous Approval

Motion Passed

Annual Meeting & Elections: The annual meeting will be held on March 26, 2024. Elections will be for staggered terms and all board seats will be up for election.

New Business

Community Yard Sale - Robin Tarbutton noted that there will be a community yard sale on March 3, 2024 and it will be posted on social media.

Owner Forum

Car Lot Property Line – Discussion was held on the trimming of the landscaping along the property line with the car lot. The owner requested that the association let this grow to help with their privacy. It was noted that the landscaping is on the car lot’s property.

Entrance to The Pines – Discussion was held on the fence line at the entrance to The Pines. Owner Philip Griffis volunteered to help with any cleanup needed.

The next Board meeting will be held on Wednesday, February 28, 2024 at 6:00 PM

Adjournment

Motion: To adjourn the Board meeting.

Made by: Karl Chalupa **Seconded by:** Kevin Sullivan

Vote: Unanimous Approval

Motion Passed

The meeting was adjourned at 6:50 PM

By: Richard D. Krett, LCAM

Coastal Property Management