

PINEAPPLE PLANTATION POA, Inc.

Board of Directors Meeting

April 19th , 2023

Meeting held Advantage Property Management Offices / ZOOM

Call to Order: 6:16PM by President Karl Chalupa (10 Homeowners attending)

Roll Call: Karl Chalupa (President), Kevin Sullivan (Vice President), Ron Marcucci (Treasurer), Bill Wah, (Secretary),

Kevin Beers, (Advantage). Quorum, yes, 4 members Residents, 26

Minutes of February 22, 2023 meeting: Motion by Karl, second by Bill to approve minutes, all in favor, Minutes approved and will be posted to website.

Treasurers Report: Attached. Motion by Bill, Second by Karl

Manager's Report: Kevin Beers: Report attached. Motion by Karl, second by Bill to approve report, all in favor, report accepted and on file.

Committee Reports:

- **ARB:** New Committee appointed
 - **Karl Chalupa**
 - **Kevin Sullivan**
 - **Robin Tarbutton**
 - **ARB requests:** 2 requests researched for Impact doors, Impact windows. **Motion** by Karl to approve these requests, second by Ron. All in favor all requests accepted.
- **Safety:** Bill Wah: No Report
- **Documents:** Bill proposed a motion to get POA documents transcribed Ron seconded.
- **Playground Project: Karl Chalupa**
 - Request to AAA to redo layout then distribute to vendors. Also acquire bids to install cameras.

OLD Unfinished / BUSINESS:

- **Playground Project: Karl Chalupa**
 - Request to AAA to redo layout then distribute to vendors. Also acquire bids to install cameras.

New Business:

- **ARB staffing-** New ARB committee appointed Karl Chalupa, Kevin Sullivan, Robin Tarbutton
- **Advantage Property Management service level review-** Ron volunteered to conduct the service review of Advantage and the topic was tabled until Ron can finish the service review.
- **Servicing of bubblers in ponds-** Kevin B. will contact Hoover regarding servicing the bubblers.
- **Landscaping proposal-** Add service to the common area trees & add the clean up to the property line.
- **Comcast contract-** The topic of renegotiation of the Comcast contract was tabled.
- **Dog waste stations-** The idea of adding a new dog waste station in between Windemere and the Pines to move the existing one from the middle and put one on each end. This was tabled to investigate the cost and approval process.
- **Owner Forum:**
 - Replace the fence blocking access to the preserve.
 - Owners addressed the issue of parking in the common areas and proposed issuing violations.
 - Kevin S. will investigate the empty lot in the Pines.
 - Kevin B. will investigate the cost of having the annual meetings.
 - Motion to have APM price out electronic voting.
 - 1st Kevin S
 - 2nd Bill
 - Address the irrigation near the gate on the Windemere side.
 - Address commercial vehicle parking.
 - Addressed owners using their home as an Air B&B and what it would take to amend the documents to restrict this.

- **Next Meeting:** Wednesday May 24th , 2023 at 6:15 PM,
at Advantage Property Management offices 1111 N E federal Highway
Stuart at 6:15 pm and ZOOM

Notices via signs, email and website.

Adjournment: 7:49 PM

Respectfully submitted Kevin Beers, LCAM

Approved by Board

Date: May 24, 2023