

PINEAPPLE PLANTATION POA, Inc.

Board of Directors Meeting

August 23rd, 2023

Meeting held Advantage Property Management Offices / ZOOM

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

Roll Call: Karl Chalupa (President), Kevin Sullivan (Vice President), Ron Marcucci (Treasurer), Greg Timmer (Director)

Kevin Beers, (Advantage). Quorum, yes, 4 members Residents,10

Minutes of July 26th, 2023, meeting: Motion by Karl, second by Ron to approve minutes, all in favor, Minutes approved and will be posted to website.

Treasurers Report: Attached. Motion by Karl, seconded by Kevin S., all in favor to approve.

Manager's Report: Kevin Beers: Report attached. Motion by Karl, second by Ron, all in favor of approving report, all in favor, report accepted and on file.

Committee Reports:

- **ARB:**
- **ARB requests:** There were 4 ARB requests submitted, all 4 ARB were approved, the ARB's consisted of doors, windows, pavers, & solar panels.
- **Safety:** No safety report.
- **Documents:** Karl C. reported that he was 2/3's completed and no red flags so far. Ron requested to share any changes made to this point.
- **OLD Unfinished / BUSINESS:**
- **Playground Project: Karl Chalupa/Kevin S.-** Kevin S. & Ron M. reported that the Windemere site is no longer a viable location for the playground due to a 12-inch encroachment on the SFWMD easement and some issues with fitting the equipment. Kevin S. reported that there are 3 vendors willing to do the installation of the playground equipment and we are currently waiting for quotes. Also reported were the difficulties we may run into during the permitting

process being that the playground equipment was delivered without engineer prints.

- **Lake & Preserve Maintenance Vendor-** Kevin B. and Ron provided all the proposals as well as a spreadsheet that broke down cost and Ron also provided in his report a summary of the entire bidding process. (see Treasures report) Ron made a motion to accept Solitude's 16 month contract Karl seconded, all in favor.
- **Violations & fine procedures-** Ron produced a draft covenant & rule enforcement procedure detailing how violation & fines should be carried out. Ron suggested that after Board and legal review that the POA makes an effort to inform the community on the rules & regs as well as the procedures.
- **Servicing of bubblers in ponds-** Ron and Kevin B. reported that after further investigation that the reserve study says that the POA has 17 aerators and as well research using the property appraiser sight Kevin & Ron were able to find 14 aerators. Kevin B. has reached out to Coastal Irrigation to do an independent investigation with the new found information and provide a proposal on the repair for the aerators that are not working and a service contract for maintenance.
- **Investigate irrigation in common areas-** (Tabled)
- **Comcast contract-** Covered in Treasures report.

New Business:

- **Formation of Community Welcome and Events Committee-** Robin T. shared that a lot of homeowners have come to her regarding community events and that she is willing to spearhead the committee she reports that there is a upcoming event which would be a uniform annual yard sale. She also stated that she would like to form this committee in effort to help educate homeowners about their community and requested volunteers to join the committee to help out. The first Saturday of October will be the first event and there will be a meeting this coming Saturday for registration and the next meeting will be September 9th.

- **Owner Forum:**
 - Signs
 - Trailer parking
 - Fishing
 - Empty lot
 - Rentals/ Air B&B
 - Tree roots

- **Next Meeting:** Wednesday September 27th, 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: 8:23 PM

Respectfully submitted Kevin Beers, LCAM