

**PINEAPPLE PLANTATION POA, Inc.**

**Board of Directors Meeting**

**August 25,2021**

**Meeting held via zoom due to Covid 19 Health Emergency**

**Call to Order: 6:00 PM**

**Roll Call:** Karl Chulpa (President), Mike Kwiat (Treasurer), Bob Wildberger, Bill Wah, (Secretary), Rachel Plummer (Director at large). Mike Pirelli, (Advantage)

Quorum was met.

**Minutes of June 29, 2021 meeting:** Motion by Bill to approve Minutes, second by Karl, all in favor, Minutes approved.

**Treasurers Report:** Mike Kwiat: Motion by Bill, second by Karl, all in favor report accepted and attached.

**Manager's Report:** Mike Pirelli: Motion by Bill, second by Rachel, all in favor report accepted and attached. Mike to contact:

- Jensen Beach 1 about fees due to POA.
- FP&L concerning rise in street light costs.

**Committee Reports:**

- **ARB.** Rachel reports that there has been slow month, mainly metal roofs and house painting.
- **Safety:** Halloween decoration are being put up. Arrangements for Police patrols. (Mike P.)
- **Documents:** Karl will send Rachel Docs for her input.
- **Volunteers:** No additional at this time.

**Old Business:**

- **Playground project. Rachel Plummer:** Rachel is waiting for emergency access to finalize plans.
- **Reflectors and center line for Windemere:** Quote for \$1,170 for reflectors. Paint center line \$1,315. Total = \$2,485. Motion by

Mike K. second Rachel to take funds from common area contingency and to start in November if True Lines will honor price as quoted. All in favor, motion carried.

- **Windemere sidewalk cleaning:** Citizens Power washing Service will be notified that the start date will be after Hurricane season (January 1,2022) and at the proposed cost of \$4,200. Motion by Karl, second by Mike K. All in favor. Motion carried.
- **Animal waste signs:** Installed, Mgr. report
- **Preserve, No Trespassing signs:** Installed, Mgr. report.
- **Pines Sign letter replacement due to vandalism:** Replaced, Mgr. report.

#### **New Business:**

- **Proposed Fire Station on Windemere Blvd. (South):** Karl has spoken with Stuart City Manager and gave a brief description of the two-bay station project. Bob Wildberger and Mike Kwiat are opposed to the project as owners in the Reserve that noise will impact home values in the area. Karl will set up a meeting with the City Manager, himself, Bob Wildberger, Rachel Plummer and Mike Pirelli.
- **Water line, Pines by Martin County:** A subterranean water line will be installed by Martin County from a new well near Green River Parkway the water treatment plant off Jensen Beach Blvd. There will be no surface impact the community.
- **Tree trim on Windemere N & S:** Last done in 2019, Mike P. to get proposals.
- **Budget 2022:** Mike K. advised that Dues may have to be raised for the 2022 Budget year (has not been raised in 5 years) due to rising costs. **Mike asked that any items pertaining to the budget be submitted to him ASAP.**
- **Discussion on access to Felix Elementary School:** No Action.
- **Tree Replacement:** MCM to give recommendations for replacing Italian Cypress trees at park end of Windemere.

#### **Home Owner Forum:**

Thomas Odom, Donald Kingfield, Ken Sullivan, Debra Ann Antoon

**Next Meeting:** September 21, 2021, 6:30 PM via zoom.

Notices via signs, email and website.

**Adjournment:** 7:27 PM

Respectfully submitted

Mike Pirelli, LCAM