

PINEAPPLE PLANTATION POA
BOARD OF DIRECTORS' MEETING
December 21, 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, 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 October 25th and November 16th & 20th Board meetings.

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

Vote: Unanimous Approval

Motion Passed

Treasurers Report: Ron provided a review of the association's 2023 finances and noted that the association will be under budget for the fiscal year.

Motion: To accept the treasurer's report as presented.

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

Vote: Unanimous Approval

Motion Passed

Introduction of Coastal Property Management:

Committee Reports

ARB – It was reported that there was one (1) ARB application for a new roof.

Safety – The committee reported that they are looking for a place for the new bus stop and have met with officials from the Martin County School District. The committee is also reviewing the vehicle parking in the cul-de-sacs in regard to accessibility for emergency first responders. A review of the Halloween event is ongoing, and recommendations will be made. The Safety Committee is seeking volunteers.

Documents – Tabled.

Welcome - Robin Tarbutton is handling the Welcome Committee.

Old Business

Playground Update – Kevin Sullivan reported that the association was waiting for the engineering report, which should be received electronically on December 22nd. This will then be submitted to the city of Stuart for their approval.

Violations & Fines – Discussion was held on the draft Rules and Regulations that were presented. The Rules and Regulations would not become effective until they are filed, and a copy would be sent to all owners.

Motion: To approve the Rules and Regulations as presented and have the filed with Martin County.

Made by: Ron Marcucci **Seconded by:** Greg Timmer

Vote: Unanimous Approval

Motion Passed

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.

Irrigation – The review of the common area irrigation system has been tabled.

New Business

Nominating Committee: It was reported that the following owners will be members of the nominating committee: Robin Tarbutton, Rhonda Leggiere, Ron Hearn, and George Richards.

Motion: To appoint Greg Timmer as the Chairperson of the Nominating Committee.

Made by: Ron Marcucci **Seconded by:** Karl Chalupa

Vote: Unanimous Approval

Motion Passed

Owner Forum

Paint Scheme - Discussion was held on homes being painted with black trim colors.

Tree Trimming - Discussion was held on the scheduling of the trimming of the trees.

Windermere Shopping Center Parking - Discussion was held on Pineapple Plantation owners parking vehicles at the shopping center. Rich Krett advised that the shopping center is cracking down on unauthorized parking.

Adjournment

Motion: To adjourn the Board meeting.

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

Vote: Unanimous Approval

Motion Passed

The meeting was adjourned at 7:52 PM

By: Randy Seeman, LCAM

Coastal Property Management