

PINEAPPLE PLANTATION POA, Inc.

Board of Directors Meeting

January 25, 2022

Meeting held via zoom due to Covid 19 Health Precautions

Call to Order: 6:00 PM by President Karl Chalupa (7 Homeowners attending)

Roll Call: Karl Chulpa (President), Bob Wildberger (Vice President)

Mike Kwiat (Treasurer), Bill Wah, (Secretary)

Rachel Plummer (Director), Mike Pirelli, (Advantage

Minutes of December 21, 2021 Budget meeting: Motion by Karl to approve Minutes, second by Rachel, all in favor, Minutes approved.

Treasurers Report: Mike Kwiat: Report attached. Motion by Karl second by Bill to approve report, All in favor, none opposed, accepted,

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

Committee Reports:

- **ARB.** Rachel Plummer: Standard items, approved.
- **Safety:** No issues noted.
- **Documents:** No update.

Old Business:

- **Fire Station Proposed by City of Stuart; President Karl Chalupa:** Karl has requested MCFD to do cost comparisons between MCFD coverage and the SFD costs for station and coverage. When in to schedule a meeting of all parties involved. Much discussion followed including homeowners. Much of the decision of Fire Station or Martin County to service the community will have to be influenced by City of Stuart. Motion: Bill Wah, second by Karl to start a sub committee to follow up and report on this issue. Unanimous approval, Gordon Hobbis to work with Vice President Bob Wildberger.

- Karl will inquire Fish and Wildlife bureau for their input.
- Karl is continuing to speak to attorneys about the possibility of de annexing POA from City of Stuart. **Tabled to March meeting. Motion:** Bill Wah second by Karl to have points of change for March meeting. All in favor, carried.

Playground project. Rachel Plummer: Rachel presented slides of proposed playground equipment and pricing for, deliver, prepare and installation. The cost is \$72,224.32 for the above. **Motion:** Rachel Plummer, second by Mike K to approve the purchase, delivery and installation of the Playground equipment. All in favor, none opposed, approved. Discussion of storage of equipment prior to installation. 2 homeowners offered their garages for this purpose.

NEW BUSINESS:

- New legal counsel: Jacob Ensor of Ross, Earle, Bonan & Ensor, P.A. Mr. Krivok has retired.
- Unauthorized changes to common elements by homeowner. Follow up by management.
- Communication committee: **Motion:** Bill Wah second Mike Kwiat to start a communications sub committee chaired by Director Rachel Plummer to include Gordon Hobbis, Mr. Amsler, Kevin Sullivan, Sherri Mazza. Passed by all
- **Home Owner Forum:** New Road reflectors missing. (Mike to call Tight Lines). Should POA trim Oak trees on East side of Windemere in the Pines? Agenda March meeting. Website info on entry signboards. (Mike will have installed). Website and email (PICK UP your dog waste bags and take with you, do not leave on grass, sidewalks or streets).

Next Meeting: Annual meeting to be held in February 15, 2022 via zoom.

Notices via signs, email and website.

Adjournment: 8:57 PM Respectfully submitted Mike Pirelli, LCAM

