

**PINEAPPLE PLANTATION POA, Inc.**

**Board of Directors Meeting**

**July 26<sup>th</sup>, 2023**

**Meeting held Advantage Property Management Offices / ZOOM**

**Call to Order: 6:15PM by President Karl Chalupa (12 Homeowners attending)**

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

Kevin Beers, (Advantage). Quorum, yes, 5 members Residents,12

**Minutes of May 24<sup>th</sup>, 2023, meeting:** Motion by Karl, second by Ron to approve minutes, all in favor, Minutes approved and will be posted to website.

**Stuart PD:** Rachel Miner & Amie Duran from the Stuart Police Department's community relations unit came to speak about frequent calls, golf carts/motorized vehicles, parking, solicitors, and fielded any questions from homeowners.

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

Ron motioned to reinvest \$72,000.00 once it has matured in its current CD into another CD with a maturity period of 6-12 months.

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

**Committee Reports:**

- **ARB:**
  - **ARB requests:** There were 7 ARB requests submitted, 6/7 were approved the 6 were routine requests and the 1 denial was due to lack of detail in the request.
- **Safety:** No safety report. Ron questioned how often the Stuart PD was conducting patrols and why the POA is paying for it, Kevin B. will investigate further.
- **Documents:** Bill & Karl will read & review (tabled)

- **OLD Unfinished / BUSINESS:**
- **Playground Project: Karl Chalupa/Kevin S.-** Kevin S. & Ron Measure the two proposed sites. Site 1 (closer to the Pines) is too small to fit all the equipment. Site 2 (Closer to Windemere) it was discovered that all the equipment can fit in this area, but it may encroach on the catch basin by 18 inches, Kevin S. & Ron have a meeting scheduled with SFWMD to discuss. The next step is to get proposals from vendors for both areas.
- **Find new lake and preserve maintenance-** This was addressed in Kevin B's manager report.
- **Violations & fine procedures-** Tabled.
- **Servicing of bubblers in ponds-** Kevin B. reported that it appears the only lakes that have bubblers are the ones the irrigation water is pulled from and that he had contacted both Coastal Irrigation & Hoover and neither of them claim installing them. It was decided that there is no need to add bubblers to the lakes that don't have them but request that Coastal will take the responsibility of servicing them.
- **Investigate irrigation in common areas-** Kevin B. has sent over a map of areas that may need irrigation Rob at Coastal will investigate once it dries up a little bit.
- **Comcast contract-** Ron has reached out to the consultant and they are looking into QXC but are still trying to make a deal with Comcast. QXC will give \$200.00per door upfront minus 25% to the consultant. Comcast has yet to confirm that they are going to stop revenue sharing. (Tabled)
- **No Parking Signs & Preserve Entry Fence –** Completed by Ron M.

#### **New Business:**

- **Stuart Police Community Relations Open Forum-** (Moved to beginning of meeting)
- **717 NW Waterlily Pl pool damage claim from POA tree-** A homeowner claimed that a tree that the POA planted has cracked his tile and he needs new tile, pebble tec, and pool pump. Per Ron & Kevin B's

investigation, the POA is not liable for the damage done to the property. Ron contacted the insurance company and they agreed. Ron made a motion to write an official letter on behalf of the POA denying the claim, seconded by Karl, all in favor.

- **Renewal of D&O Crime Insurance Policy-** Ron explained that the POA's D&O Crime insurance policy is up for renewal and the current policy with Travelers increased by \$47.00. Ron motioned to renew the policy with Travelers seconded by Karl, all in favor.
- **Formation of Community Welcome and Events Committee-(Tabled)**
- **Owner Forum:**
  - A homeowner brought up concerns about the playground equipment being out in the open not secured. The concerns included the kids playing on it and possible injury, damage to the equipment, and the damage that could be caused if there is a hurricane and equipment became airborne. The homeowner provided quotes and proposals for PODS/containers to store the equipment in. The Board agreed to store the equipment if installation is delayed, protecting it from vandalism and hurricanes. The storage costs are unknown, but the Board agreed to keep them to a minimum. The Board also agreed to get rid of the dumpster and inform the playground installer that they would be responsible for removing any debris.
- **Next Meeting:** Wednesday August 23, 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: 8:25 PM**

Respectfully submitted Kevin Beers, LCAM

**Approved 8/23/2023 BOA meeting**