

PINEAPPLE PLANTATION POA, Inc.

Board of Directors Meeting

June 28th, 2023

Meeting held Advantage Property Management Offices / ZOOM

Call to Order: 6:15PM by President Karl Chalupa (9 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,9

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

Treasurers Report: Attached. Motion by Karl, Second by Greg to approve.

Manager's Report: Kevin Beers: Report attached. Motion by Ron, second by Karl to approve report, all in favor, report accepted and on file. Ron also explained TOPS check approval and reported that it is working well.

Committee Reports:

- **ARB:**
 - **ARB requests:** Karl reported that all requests were routine and approved. Kevin B. will have all ARB requests sent to the full committee going forward.
- **Safety:** Bill Wah: No Report. Robin Tarbutton questioned what constitutes a safety report. Bill explained that if he is made aware of a safety issue, he will bring it up at the monthly meeting and discuss it. When there is a safety issue the homeowner should contact the property manager who will then contact Bill. Robin T. asked if the board has been in contact with any community officers and wants to put the board in contact with an officer to speak with the board. Robin T. will pass along Bill's contact information to the officer. Ron proposed adding an additional private property sign- Tabled till the next meeting.
- **Documents:** Ron diverted this item to next month.

- **OLD Unfinished / BUSINESS:**
- **Playground Project: Karl Chalupa/Kevin S.**
Karl reported that Triple A has provided two layouts for the playground- the original location & a new location further down. Kevin S. provided a slide show illustrating where the two locations are and the pros and cons of each. (Available on website)
- **Find new lake and preserve maintenance-** This was addressed in Kevin B's manager report.
- **Fence at preserve entrance (by gate)-** Ron discussed buying barbed wire and a post or two and connecting it to the existing post to block the preserve entrance. It was decided to install extra posts and 2x6 pressure treated planks. Ron made a motion to accept. Kevin S. seconded, all in favor.
- **Violations & fine procedures-** Ron will investigate this next month.
- **Servicing of bubblers in ponds-** Kevin B. will investigate which lakes have bubblers.
- **Landscaping proposal-** Ron explained that if we accepted MPM's proposal the POA would have approximately \$10,000.00 remaining in landscape extra. Ron made a motion to accept. Karl seconded, all in favor.
- **Comcast contract-** Ron is investigating other providers and has yet to receive a response from the consultant regarding revenue sharing. (tabled)
- **Define capital expenditure-** Bill made a motion to accept the definition of capital expenditure Ron Proposed (found in treasurers report) Greg seconded, all in favor. See attached.
- **Oak Trees on Windemere Dr. & damages to driveways-** Ron explained the state law to homeowner as well as how much property is owned from the road. Greg proposed if a homeowner has damage to their driveway from an oak tree to call APM and report it then the property manager or a board member will meet the homeowner and investigate the claim, once the complaint is investigated the homeowner can dig 2ft from the driveway and install a root barrier to stop the root from growing further and doing additional damage. From what Greg

investigated, the POA doesn't hold liability. The reason the POA must be involved is because it is common ground and there must be a call made to 811 prior to the digging.(Tabled)

New Business:

- **Temporary/Movable No Parking Signs-** Ron Investigated this it would cost no more than \$225.00 for 4-6 moveable no parking signs to prevent homeowners from parking on common area. Ron agreed to store the signs and move the signs. Greg asked if we should add no dumping signs as well. Two “No Dumping” were added. Ron made a motion to spend up to \$225.00 on 4-6 no parking signs, 2 no dumping signs, as well as 2 caution signs to add below no swimming signs seconded by Greg, all in favor.
- **Investigate Irrigation in common areas.** – An irrigation map has been provided to Coastal Irrigation Kevin B. will go and investigate the areas addressed in the map when it is drier. (Tabled)
- **Owner Forum:**
 - Fishing behind houses
 - Parking in common area
 - Kids riding bikes in the middle of the road.
 - Sidewalks being lifted.
 - Homeowners removing oak trees.
- **Next Meeting:** Wednesday July 26th, 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: 8:08 PM

Respectfully submitted Kevin Beers, LCAM

Approved, July 26, 2023

From Treasurer's Report:

Capital Improvement Expenditures: The Governing Documents (Declaration, Articles of Incorporation, and By-Laws) state the Property Owners Association (POA) exists to own, maintain, and administer the common area of the Pineapple Plantation for health, welfare, and safety of its residents. The Board is given the duty and power to operate and administer the affairs of the POA, including the operation, care, and maintenance of the Common Areas and all improvements, community walls, and landscape thereon.

Additionally, Article 9 section 24 (f) specifically provides that the Board can maintain, repair and/or replace any capital improvement installed by the Declarant (developer) and can approve expenditures for personal property related to the maintenance of Common Areas. Whether something is considered real property or personal property depends on a surprisingly simple test: Can you physically move it without causing significant damage? If the answer is yes, then the property would be considered personal property. Any other expenditure for a capital improvement to the Common Areas would require a two-thirds (2/3) vote of the members.

Given that certain expenditures do not fit perfectly into one of the above classifications, the Board has interpreted its duties and powers to include the authorization of expenditures that may be considered a real property capital improvement if the amount of the total expenditure does not exceed two percent (2.0%) of the POA's total annual budget. For 2023, that limit would be \$10,007 (2.0% of the total budget of \$500,352).

For example, if a fence is not installed around the playground currently but later it is deemed necessary to protect the safety of those utilizing the playground, the Board could authorize the expenditure to install a fence if it was under \$10,007.