

**PINEAPPLE PLANTATION POA, Inc.**

**Board of Directors Meeting**

**May 24<sup>th</sup> , 2023**

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

**Call to Order: 6:16PM by President Karl Chalupa (10 Homeowners attending)**

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

Kevin Beers, (Advantage) Sam Vandonkelaar (Advantage). Quorum, yes, 5 members Residents, 27

**Minutes of April 19th, 2023, meeting:** Motion by Bill, second by Karl to approve minutes, all in favor, Minutes approved and will be posted to website.

**Treasurers Report:** Attached. Motion by Bill, Second by Karl

**Manager's Report:** Kevin Beers: Report attached. Motion by Karl, second by Bill to approve report, all in favor, report accepted and on file.

**Committee Reports:**

- **ARB:**
  - **ARB requests:** Karl approved 7 requests throughout the month all of them being routine work/repairs Karl denied one ARB request regarding removal of an Oak tree.
- **Safety:** Bill Wah: No Report
- **Documents:** The documents have been put into a word document; Ron will review them then pass them to other board members. Next meeting, we can move forward.
- **Playground Project: Karl Chalupa**

There has been a management change at AAA Karl and Kevin S. were able to locate the correct contact person. New potential playground area near the middle of Windemere, the layouts should be provided by June 1<sup>st</sup> Kevin S. provided a list of equipment that could potentially be returned the total value being approximately \$11,000.00 next steps.

1. Get a hard inventory of all playground equipment.

2. Acquire bids from a contractor.
3. Vote on a layout inside of a board meeting

**OLD Unfinished / BUSINESS:**

- **Advantage Property Management service level review-** Ron had conducted a service level review on Advantage Property Management Ron discovered Kevin B. is the new property manager Ron does believe that Advantage Property Management has the capability to service the POA.
- **Homeowner surveys-** Hold off until the POA documents make more progression in the transcribing process.
- **Fence at preserve entrance (by gate)-** Kevin B. will investigate how the fence was removed in the first place and determine whether the city/county needs to replace the fence or if we can fix it ourselves.
- **Violations & fine procedures-** The policy is already in place. Robin Tarbutton, Ron Hearn & Cathy Kirschbaum volunteered to be on the fine committee.
- **Servicing of bubblers in ponds-** Kevin B. contacted Hoover regarding servicing the bubblers. And we are currently under a maintenance program, and we now have copies of our maintenance agreement.
- **Landscaping proposal-** Motion to approve the landscaping proposal MPM provided to us made by Karl seconded by Ron all in favor contingent on if the budget allows for this expense.
- **Comcast contract-** The Comcast contract expires 12/31/23 consultant has reached out to 2 different companies, and we will continue to work with the consultant to coordinate the best option going forward.
- **Dog waste stations-** The idea of adding a new dog waste station in between Windemere and the Pines to move the existing one from the middle and put one on each end. Motion to approve this idea was made by Ron seconded by Karl all in favor Kevin B. will order it and have it placed.
- **Martin County property in Pines (Kevin Sullivan)-** Kevin S. investigated the property in The Pines Martin County informed him that the

property will be for sale in the near future questions came up in the meeting such as how much will this property cost and would the POA like to purchase it. Ron made a motion to advise our attorneys that we would like to purchase the property for the right price Karl seconded all in favor.

**New Business:**

- **Find new lake and preserve maintenance-** This was addressed in Kevin B's manager report.
- **Define capital expenditure-** The Institution of Certified Public Accountants recognize a capital expenditure as an expense costing over \$10,000.00 with a estimated life expectancy of over 1 year Ron explained that based on his research some other HOA's/POA's base their definition of a capital expenditure on a percentage of the annual budget.
- **TOPS board check approval-** The Board discussed the benefits of using the TOPS approval for issuing checks motion to approve made by Ron seconded by Karl all in favor.
- **Owner Forum:**
  - Owner discussed the two locations of the playground.
  - Parking in common area
  - Adding no parking signs to the common area
  - Stuart PD doing patrols.
- **Next Meeting:** Wednesday June 28<sup>th</sup>, 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: 8:29 PM**

Respectfully submitted Kevin Beers, LCAM

**Approved; by;**

**Date:**