PINEAPPLE PLANTATION POA

BOARD OF DIRECTORS MEETING

January 15, 2020 @ 6:15 PM

ADVANTAGE PROPERTY MANAGEMENT

 MINUTES

CALL TO ORDER:

The meeting was called to order by the President Karl Chalupa at 6:15 PM at the Advantage Property Management offices.

ESTABLISH QUORUM:

In attendance were: President – Karl Chalupa, Vice President – Robert Wildberger, and Secretary – William Wah. Absent were: Director Dennis Murphy and Treasurer – Michael Kwiat. A quorum was established. Property Manager, Advantage Property Management – Lisa Kusen. 5 Homeowners in attendance

APPROVAL OF MINUTES:

December 3, 2019 BOD meeting minutes were presented.

Motion: William Wah to approve the minutes Seconded by: Karl Chalupa Vote: unanimous approval of the minutes as presented.

PRESIDENT’S REPORT:

 Karl Chalupa, President, No report.

TREASURERS REPORT:

 Karl Chalupa read the December 31, 2020 Treasurer’s Report. Robert Wildberger made a
 motion to approve 2nd by William Wah. Vote: unanimous approval.

MANAGER’S REPORT:

Lisa Kusen, Advantage Property Management, presented the Management Report. Mike Pirelli is still out on medical leave with hopes to return by April 1st, if not sooner. Duraseal repaired the road on the corner of Fetterbush and Windemere. Duraseal still needs to provide a quote to replace the road reflectors along Windemere Drive. Go Local Electric repaired lighting at both entrances for the holiday decorations. All violation letters are being approved by Karl prior to mailing any letters, several letters to be sent for dirty roofs and driveways. Royal Green is treating the diseased tree at the end of Sunflower. Landscaper ready to mulch.

OLD BUSINESS:

2020 budget was formally adopted after being mailed to all owners.

Documents Committee: Karl Chalupa and Robert Wildberger stated that they will assist William Wah on the documents.

Mulch: The landscaper is ready to install the mulch. The board agreed to move forward.

Emilia Way: 490 Emilia way has taken down the plywood shutters but has piled it up on the patio. A second letter has been sent for the plywood, trash cans and other debris. After 10 days they can be fined.

NEW BUSINESS:

. Oak Tree Trimming: 752 Waterlily Place requested the Associations Oak tree be trimmed due to a large branch is hitting her screen enclosure. The Board authorized Sampson Tree Service to trim the branch.

OWNERS FORUM:

 No Comments

NEXT MEETING DATE:

February 10, 2020 immediately following the Annual Meeting at the Prince of Peace
 Church.

ADJOURNMENT:

The meeting adjourned at 7:11 P.M.