**PINEAPPLE PLANTATION HOA, Inc.**

**Board of Directors Meeting Minutes**

**July 21, 2020 – 6:15 PM**

**Via ZOOM**

Call to Order:6:20 PM by President Karl Chalupa.

Roll Call: Directors present via ZOOM: President Karl Chalupa, Treasurer Michael Kwiat, Secretary William Wah, Director Raquel Plumber. Advantage Property Management, Mike Pirelli, LCAM Absent; Vice President Robert Wildberger,

Minutes of last meeting: Motion by Karl to approve, second by Mike. All in favor, minutes approved.

Presidents Report: Karl Chalupa, Waived.

Treasurers Report: Mike Kwiat reported that Association finances are sound, Report attached. Mike stated that delinquencies are up but at a very slow rate and may be due to timing of payments.

Managers’ Report: Report by Mike Pirelli, report Attached.

**Committee Reports:**

* ARB; Rachel reported that there have no applications submitted for changes and improvements this month. Raquel has been working to schedule a meeting of City, County, Police and Fire Depts. With the Board to talk about roads and the possibility of them taking them over.
* Safety; Bill Wah spoke on golf carts and community liability. Mike P. will get information from Barbara Shea and Advantage legal.

**Old Business:**

* Documents; Bill reported that there has been little progress. Karl and Rachel will assist Bill with the changes and preparations.
* Roadway improvements; Mike reported he has not been able to contact the owner of Sunshine Land Design and will get the information somehow.

**New Business:**

* Reserve Study Update; Mike K. brought up the subject of roadway repaving and the need to have the reserve study last done in 2017 to be updated. The purpose to plan and build reserves for the future needs. Mike P. got cost from J.R. Frazer writers of last study. Mike P is directed to get additional quotes from other companies.
* Capital Budget; Mike Kwiat to continue with Capital Budget plans for 2021 Budget.

**Homeowners Forum:** Subjects; None

**Adjournment: 7:26 PM**

**Next Meeting; Wednesday, August 26, 2020, 6:15PM via ZOOM**

**Respectfully Submitted**

**Mike Pirelli, LCAM**