**PINEAPPLE PLANTATION POA, Inc.**

**Board of Directors Meeting**

**September 21, 2021**

**Meeting held via zoom due to Covid 19 Health Emergency**

**Call to Order: 6:30 PM by President Karl Chalupa**

**Roll Call:** Karl Chulpa (President), Bob Wildberger (Vice President) ABSENT, Mike Kwiat (Treasurer), Bill Wah, (Secretary) ABSENT, Rachel Plummer (Director). Mike Pirelli, (Advantage)

Quorum was met. Nine owners present.

**Minutes of August 25, 2021 meeting**: Motion by Mike K. to approve Minutes, second by Karl, all in favor, Minutes approved.

**Treasurers Report:** Mike Kwiat: Motion by Bill, second by Karl, all in favor report accepted and attached**.**

* Mike covered the 2021 budget by line item explaining the purpose and expenditures. Income for 2021 is down $15,000 and will improve as collections are expected delinquent fees and JDI shopping center. Expenses were extrapolated out to year end to show any need for budget increases for 2022.

**Manager’s Report:** Mike Pirelli: Motion by Bill, second by Rachel, all in favor report accepted and attached. Mike to contact:

* FP&L concerning rise in street light costs.

**Committee Reports:**

* **ARB.** Rachel reports that there has been slow month, mainly metal roofs and house painting.
* **Safety:** Halloween arrangements have been made for Police patrols. (Mike P.)
* **Documents:** Progress.
* **Volunteers:** No additional at this time. Mike will contact for Holiday decorating.

**Old Business:**

* **Playground project. Rachel Plummer:** On hold pending Fire Station solution.
* **Reflectors and center line for Windemere:** Quote for $1,170 for reflectors. Paint center line $1,315. Total = $2,485. to start in November. True Lines will honor price as quoted.
* **Windemere sidewalk cleaning:** CitizensPower washing Service will be notified that the start date will be after Hurricane season (January 1, 2022) and at the proposed cost of $4,200.

**New Business:**

* **Proposed Fire Station on Windemere Blvd. (South):**  Karl arranged a meeting with the City Manager, Fire Chiefs and other officials, Himself, Mike Kwiat, Rachel Plummer and Mike Pirelli. Karl expressed the community’s dissatisfaction with the proposed location, disruption to the community i.e., traffic blockage, noise, school bus stop hinderance, damage to roadway via heavy vehicles. City officials stated they would examine POA concerns.
  + **Attorney meeting Sept.10:** Karl Chalupa, Mike Pirelli met in phone conference with POA Attorney James Krivok concerning options to oppose the proposed fire station. Items of discussion were City council review, letter campaign, De Annexation. Mr. Krivok suggested attorney Terry McCarthy as this was not a field, he was familiar with. Mike to arrange meeting.
  + **Attorney meeting Sept.17:** Karl Chalupa, Mike Pirelli met in phone conference with Tyson Waters of McCluskey, Bush Attorney’s at Law. Karl stated issues to Mr. Waters. Mr. Waters explained that this would be a difficult process. The matter of Contraction (de annexation) could start with a petition to the City of at least 15% of Pineapple Plantation owners to the issue. City is required to answer within 6 months od the petition. If no satisfaction from City, POA can sue with at least 50% of the owners in favor. Mr. Waters will research case history and attorneys with expertise in area for POA review. He will also research road history for any leverage against the proposed project. Attorney fees are $325.00 per hour.
* **Tree trim on Windemere N & S:** Last done in 2019 by 707 Landscape. Proposal from 707 Landscape to lift and trim trees at a cost of $10,000. Motion by Karl, second by Mike K. to proceed with proposal. All in favor, none opposed, carried. Mike P to finalize project with 707.
* **Budget 2022:** Mike K. advised that Dues may have to be raised for the 2022 Budget year *(has not been raised in 5 years)* due to rising costs. Mike asked that any items pertaining to the budget be submitted to him ASAP.
* **Tree Replacement: MCM** to give recommendations for replacing Italian Cypress trees at park end of Windemere.

**Home Owner Forum:**

Nine homeowners present. No questions, no issues

**Next Meeting:** October 26, 2021, 6:30 PM via zoom.

Notices via signs, email and website.

**Adjournment:** 7:27 PM

Respectfully submitted

Mike Pirelli, LCAM