

**PINEAPPLE PLANTATION POA, Inc.**

**Board of Directors Special Meeting**

**November 15, 2022**

**Meeting held via zoom**

**Call to Order: 6:16 PM by President Karl Chalupa (04 Homeowners attending via zoom)**

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

Mike Pirelli, (Advantage). Quorum, yes, 4 members Residents, 4

**Minutes of October 27, 2022 meeting:** Motion by Karl Chulpa second by Mike to approve minutes, all in favor, Minutes approved.

**Treasurers Report:** Mike Kwiat: Report on file. Motion by Karl Chalupa to accept report, second by Bob Wildberger. All in favor, report accepted and on file.

**Manager's Report:** Mike Pirelli: Report on file. Motion by Karl Chulpa, second by Rachel Plummer to approve report, report accepted.

**Committee Reports:**

- **ARB :** Rachel Plummer :
  - **ARB requests:** Four (4) requests researched for Impact doors, Re-roof, Paint, Screen room decided and approved in November **Motion** by Rachel to approve these requests, second by Karl Chalupa. All in favor requests accepted.
- **Safety:** Bill Wah: No Report
- **Documents:** Karl Chalupa, Rachel Plummer Bill Wah: No action.  
Karl Chalupa
- **Playground Project: Rachel Plummer**
  - Equipment Bulk of equipment delivery is scheduled for December 14th, 2022. Delay due to vendor poor response.

**OLD Unfinished / BUSINESS**

- **Reserve Study/inspections:** Study to complete and sent to Board.

- **Violations & Fines:** Karl explained that the Boards policy for review by the Board. Summary of process will be posted to the web page as the summary if authorized by current rules.
- **POA authority over property easement (Trees), CLOSED**
- **Holiday Decorations:** Mike Pirelli authorized to spend no more than \$1,000.00 for decorations. **Complete**
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**New Business:**

- **Violations and Fine schedule.** Parking in Cul-de-sac.
- **Reserve Study;** Committee to discuss findings, Chair by Mike K will publish meeting dates so 3 Board members can attend (also PP POA members).

**Owner Forum:** Guillermo Seoane & Rachel Seoane requested response or removal of Oak trees at the front of their home. Karl responded

- **Next Meeting:** Tuesday December 20, 2022 at 6:15 PM via zoom.
- *January meeting to be held at Advantage Property Management offices  
1111 Ne federal Highway Stuart at 6:16 pm*

Notices via signs, email and website.

**Adjournment: 8:00 PM**

Respectfully submitted Mike Pirelli, LCAM

**Approved; by**

**Date**