

PINEAPPLE PLANTATION POA, Inc.

Board of Directors Workshop

November 20th, 2023

**Meeting held at 480 NW Sunflower Place, Jensen Beach
(No Zoom)**

Call to Order: 6:30 PM by President Karl Chalupa (1 Homeowners attending)

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

Quorum, yes, 5 members Residents, 1

Covenants Committee – Draft of procedures for violation & fines

The Directors went through the document in detail, discussing many items and making numerous revisions. Ron M needs to make revisions and send the revised draft to the members of the Board. Plus, send a draft to the POA's Attorney for his review.

Rules & Regulations Draft

The Directors went through the document in detail, discussing many items and making numerous revisions. Ron M needs to make some revisions (add section identification and others) and send the revised draft to the members of the Board. Plus, send a draft to the POA's Attorney for his review.

Change of Property Management Company -

At the Board's request and approval, Ron M had negotiated an agreement with Coastal Property Management (CPM) back in October to be the Pineapple Plantation's property manager starting January 1, 2024. With Advantage's early termination, CPM has agreed to move up their start date by 30 days to December 1, 2023. The transition will not be a easy one. The Board has agreed to have Ron M. head up the transition.

Owner Forum: no comments

Next Meeting: Wednesday December 21, 2023, at 6:00 PM, at a location TBD
Notices via signs, email, and website.

Adjournment: 8:05 PM

Respectfully submitted Ron Marcucci

Approved at Dec. 21, 2023 meeting