

PINEAPPLE PLANTATION POA, Inc.

Board of Directors Meeting

November 2, 2021

Meeting held via zoom due to Covid 19 Health Emergency

Call to Order: 6:00 PM by President Karl Chalupa

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

Quorum was met. 23 Owners present via zoom

Minutes of September, 2021 meeting: Motion by Karl. to approve Minutes, second by Rachel, all in favor, Minutes approved.

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

- Mike covered the 2021 budget stating that a proposed increase would be approximately \$8.25 per quarter. After Board discussion it was decided to round upward to \$10.00 per quarter to defer future raise next year.

Manager's Report: Mike Pirelli: Motion by Mike K, second by Rachel, all in favor report accepted and attached.

Committee Reports:

- **ARB.** Rachel reports that there has been slow month, mainly metal roofs and house painting.
- **Safety:** Stuart Police contacted by Mike P. concerning dirt bikes and 4 wheelers speeding through Preserve and neighboring streets.
- **Documents:** Progress.
- **Volunteers:** No additional at this time. Mike will contact for Holiday decorating.

Old Business:

- **Fire Station Proposed by City of Stuart; President Karl Chalupa**

- **Summary of events:**
- **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 Attorneys 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 of 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.
 - Meeting Nov.2,2021 with Martin County Commissioner Doug Smith, Taryn Krista and MCFD Fire Chief and his staff.

- MC does not understand C of Stuart wanting a fire station (not full time) when paying MCFD for coverage is less expensive and more comprehensive.
 - Maps highlighted better City owned sites for full-service fire station in close proximity to the proposed site. (1 mile)
 - **Actions;**
 - Use of voting power to sway Stuart Counsel (500 voters in City of Stuart).
 - De-annexation; Legal representation is being interviewed by BOD at this time. MC is open to this idea.
- **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 December, confirmed
 - **Windemere sidewalk cleaning:** Citizens Power washing Service will be notified that the start date will be after Hurricane season (December) and at the proposed cost of \$4,200. confirmed
 - **Tree trim on Windemere N & S:** Scheduled for November, confirmed
 - **Tree Replacement: MCM** to give recommendations for replacing Italian Cypress trees at park end of Windemere.

Home Owner Forum:

22 Homeowners present. Rachel Plummer; Trash cans needed in Park, Dog waste cans by signs, Bike rack at Playground, 2nd BB hoop at playground, no parking sign for park area. Mike P. will work on these items

Next Meeting: November 23, 2021, 6:00 PM, BUDGET MEETING followed by Board meeting via zoom.

Notices via signs, email and website.

Adjournment: 7:27 PM Respectfully submitted Mike Pirelli, LCAM

