

PINEAPPLE PLANTATION POA, Inc.

Board of Directors Meeting

October 25th, 2023

Meeting held Advantage Property Management Offices / ZOOM

Call to Order: 6:16 PM by President Karl Chalupa (15 Homeowners attending)

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

Kevin Beers, (Advantage). Quorum, yes, 5 members Residents,15

Minutes of September 27th, 2023, meeting: Motion by Bill, second by Greg to approve minutes with provided corrections, all in favor, Minutes approved and will be posted to website.

Treasurers Report: Attached. Ron reported on the empty lot located in The Pines which is home to many tortoises the lot had been auctioned by Martin County for \$153,000.00 and they have been notified via regular mail of the community's rules and expectations for construction. More information is available in the Treasurer's report.

Manager's Report: Kevin Beers: Report attached.

Committee Reports:

- **ARB (Architectural Review Board) requests:** Currently 2 ARBs' open awaiting more information.
- **Safety:** Bus Stops – Tabled
 - Wildlife warning regarding species that inhabit the preserve may enter owners' property has been added to the website.
- **Documents:** Tabled
- **Welcome & Events Committee-** Robin Reported that the Welcome & Events Committee conducted their first event, and it was well received throughout the community apart from one resident. The next meeting will be held on November 11th at Robins house.

OLD Unfinished / BUSINESS:

- **Playground Project: Karl Chalupa/Kevin S.-** Survey completed and a new potential layout has been presented along with the equipment pricing and specs. Presentation attached. Kevin S. explained that the installation of the playground will require additional funds (explained in attached presentation) Greg motioned to fund the playground an additional \$40,000.00 seconded by Ron, all in favor, motion carried.
- **Violations & fine procedures-** Workshop scheduled for the board to review draft of rules and regulations & fining procedures on November 9th, 2023, 7pm at Advantages office with no zoom.
- **Comcast Contract-** Ron Recommended to stay with Comcast and renegotiate the door fee. Other Directors want to discuss it more at the Workshop on Nov. 9th and Ron will send them a side by side comparison of the two offers.
- **Servicing of bubblers in ponds-** After investigation Rob from Coastal Irrigation provided a proposal to get all aerators in working order. Ron motioned to allocate \$5,000.00 from reserves to get all aerators running, seconded by Greg, all in favor, motion carried.
- **Investigate irrigation in common areas-** Tabled.
- **2024 Operating and Capital Budget-** The board will discuss the 6% increase proposed by Advantage at the November 9th workshop. Ron also discussed the increase in the liability insurance due to the policy not covering the playground or 7 of the 8 lakes on the POA's property. Ron also explained that it would cost approximately \$13,000.00 to have all the street signs straightened, cleaned, and repainted. More information attached. (See attached) The topic of lake signs was discussed. It is the POA's liability carrier that requires the no swimming, boating or fishing signs. Additional signs are quired and new wildlife signs are need. Ron made a motion to spend up to \$1,000 on additional and new signs. XXX seconded the motion, all in favor, motion carried.
- **Preserve and Lake Maintenance Update-** A 8 homes have encroached on the preserve buffer zone or wetlands and SFWMD has given the POA

a verbally warning. Ron will notify the homeowners and work with SFWMD to resolve these violations.

- **New Homeowner Information from Advantage needed for the POA's Welcome Committee-** Estoppels being provided.

New Business:

- **Martin County Sheriff authorization to come into the community (74 homes in Windemere not in Stuart)-** The Board agreed to allow the Martin County Sheriff to enter the community and enforce the law.
- **Owner Forum:**
 - Trees near car dealership
 - Sidewalk repair
- **Next Meetings:**
 - Thursday November 9th, 2023, at 7:00 PM,
at Advantage Property Management offices 1111 N E federal Highway Stuart at 7:00 pm
 - Thursday November 16th, 2023, at 6:15 PM,
at Advantage Property Management offices 1111 N E federal Highway Stuart at 6:15 pm and ZOOM

Notices via signs, email, and website.

Adjournment: 8:19 PM

Respectfully submitted Kevin Beers, LCAM