

**PINEAPPLE PLANTATION POA, Inc.**  
**Board of Directors Executive Session**  
**October 25<sup>th</sup>, 2023**

**Meeting held in Advantage Property Management Parking Lot (No Zoom)**

**Call to Order: 8:29 PM by President Karl Chalupa**

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

**Quorum,** yes, 5 members

After the regular Board Meeting, the Directors called an Executive Session Meeting in the parking lot of Advantage's offices. The only topic discussed was the replacement of Advantage as the property management company for the Pineapple Plantation POA. The majority of the Board has not been happy with the quality of service the POA has been receiving from Advantage for the last couple of years. The discovery of unauthorized fees being charged to new owners, the questionable preserve and lake maintenance services, and the 2024 rate increase request resulted in the Board actively looking for a replacement. Ron M. has been interviewing possible replacement property management companies. One of the key criteria was the company should have a local office, along with providing quality service. Ron informed the other Directors that he has identified one company that meets the Boards criteria, Coastal Property Management (CPM). They have a high service rating from their clients and owners also had good comments about them on social media. CPM has supplied a draft of an agreement which includes all the services required by the POA and their procedures will help increase the service to the owners. CPM's management fees are lower than the amount requested by Advantage for 2024. Discussion of changing property manager and selecting CPM occurred.

Ron made a motion that the Board approve leaving Advantage as of December 31, 2023, and going with Coastal Property Management as of January 1, 2024. The motion was seconded by Kevin S., all in favor, motion unanimously carried. Ron made an additional motion that the Board appoint him to negotiate the final agreement with CPM and sign it. The motion was seconded by Greg T, all in favor, motion carried (note Bill W was not present for this vote).

**Adjournment: 8:46 PM**

Respectfully submitted Ron Marcucci

Approved at Dec. 21, 2023 meeting