

**PINEAPPLE PLANTATION POA, Inc.**

**Board of Directors Special Meeting**

**October 27, 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) Mike Kwiat (Treasurer), Bill Wah, (Secretary), Rachel Plummer (Director),

Mike Pirelli, (Advantage). Quorum, yes, 5 members Residents, 4

**Minutes of September 27, 2022 meeting:** Motion by Karl Chulpa to approve minutes second by Bill Wah, 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.

Per Mr. Kwiat' request to investigate and report DLQ's and Attorney report on legal actions under way will be sent to Mr. Kwiat.

**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 October. Motion by Rachel to approve these requests, second by Karl Chalupa. All in favor requests accepted.
- **Safety:** Bill Wah: Road dip on Windemere caused by leaking Martin County man holes have been temporarily repaired, 4 weeks for permanent repair. Work performed by Martin County at no cost to POA.
  - **Documents:** Karl Chalupa, Rachel Plummer Bill Wah: No action. Karl Chalupa

- **Playground Project: Rachel Plummer**
  - Equipment Bulk of equipment delivery is scheduled for November 11, 2022

**OLD Unfinished / BUSINESS**

- **Reserve Study/inspections:** Study to begin October 31 by J.R. Frazer.
- **Violations & Fines:** Karl explained that the Board has reached out to attorney for guidance in this process and wrote up a 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),** Discussed by manager)

**New Business:**

- **Budget 2023:** 2023 budget presented by Treasurer Mike Kwiat. Maintenance fees to be \$796.31 per year, \$199.08 per quarter. Motion by Karl Chalupa to accept the 2023 budget, second by Bill Wah, Vote was unanimous
- **Holiday Decorations:** Mike Pirelli authorized to spend less than \$1,000.00 for decorations.

**Owner Forum:** Robyn Tarbutton discussed yearly yard sale (15 vendors this year), When will nominating committee restart (Bob Wildberger Chairperson).

- **Next Meeting:** Thursday November 15, 2022 at 6:15 PM via zoom

Notices via signs, email and website.

**Adjournment: 8:00 PM**

Respectfully submitted Mike Pirelli, LCAM

**Approved; by**

**Date**