**PINEAPPLE PLANTATION POA, Inc.**

**Board of Directors Special Meeting**

**Trees and common area**

**April 28, 2022**

**Meeting held via zoom due to Covid 19 Health Precautions**

**Call to Order: 6:00 PM by President Karl Chalupa (12 Homeowners attending)**

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

**Minutes of March 28, 2022 meeting**: Motion by Karl to approve Minutes, second by Mike, all in favor, Minutes approved.

**Treasurers Report:** Mike Kwiat: Report on file. Advantage waiting answer to inquiry of bank as to options for reserve transfers. Motion by Karl to accept report, second by Rachel. All in favor, minutes accepted and on file.

**Manager’s Report:**  Mike Pirelli: Report on file. Motion by Mike K, second by Karl, all in favor report accepted and on file.

**Committee Reports:**

* **ARB :** Rachel Plummer :
  + **ISSUE; 515 Bellworth Ave.** ARB application to allow the use of tires in a front yard display was denied via USPS March 20, 2022. Violation of the ARB decision has been sent.
  + **515 Bellworth tires.** Motion by Mike, 2nd by Bill to form committee to meet to remove tires from property. Motion called, no discussion, all present in favor, motion carried. Mike K will chair.
  + **2260 Windemere.** No permits were applied for nor issued to cut down 3 Oak trees. End run around BOD and city with regard to planting magnolia trees. Mike to set up meeting with attorney ASAP to remove magnolias’, plant oak trees and recover these and legal costs from owners (Mr. & Mrs. Gasparini)?
  + **Routine requests ARB;** all requests researched, decided and notified in timely order.
* **Safety:** Bill Wah:
  + **Yard Waste:**  Mike P. has sent out notices to homeowners not to place yard waste on roadways.
* **Documents:** Karl Chalupa, Rachel Plummer: Karl, Bill and Rachel will discuss methods to move project along.

**Old Business:**

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

* Bob W. reported that City of Stuart Council members have been asked to attend the Annual meeting Board meeting (approved). Bob reported that location for a new SFD Station is near the intersection of Green River Parkway and Jensen Beach Blvd.

**De annexing from City of Stuart:**

* Karl and Mike P. have spoken with Attorneys at the Ross law firm and they will research and report to the Board.
* **Green River exit to Pines:**
  + Karl; Closed as phantom notation has no merit or authority.
* **Playground Project**
  + equipment has been ordered and is being fabricated at this time. Playground border has been delivered and is being stored at Rachels home. Waste basket and dog station and picnic table have also been delivered and installed at the playground site. Bulk of equipment delivery is scheduled for August.
  + Installation contract to be revised per attorney recommendations and Board approval. Mike P. will forward changes to contractor when approved.

**Proposed fence Extension:** Covered in Managers report.

**NEW BUSINESS:**

* **Fine authorizations:** 
  + Motion by Karl, 2nd by Mike K. to authorize fine committee to meet with Mr. & Mrs. Heissenberg to enact fine or remedy of tires on their property for Board approval.
  + Motion by Karl, 2nd by Bill to authorize fine committee to consider 3 fines one for each tree removed by Mr. & Mrs. Gasparini from common area F/O 2260 Windemere Dr.
* POA authority regarding trees planted by developers; Hard cutbacks covered last meeting. Karl sent memo to all homeowners
* **Owner Forum:** Brian Connally, Luciano, Kevin Sullivan, Robin Tarbuttion, Tom Odom
* **Next Meeting:** Annual meeting May 24, 2022 6:00PM @ Prince of Peace Lutheran Church.

Notices via signs, email and website.

**Adjournment:** 7:29 PM

Respectfully submitted Mike Pirelli, LCAM