**PINEAPPLE PLANTATION POA, Inc.**

**Board of Directors Special Meeting**

**Trees and common area**

**AUGUST 30, 2022**

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

**Call to Order: 6:16PM by President Karl Chalupa (10 Homeowners attending via zoom)**

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

**Minutes of July 27, 2022 meeting**: Motion by Karl Chulpa to approve Minutes with changes (spelling), second by Mike Kwiat, 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. Mr. Kwiat requested management to investigate and report DLQ’s and Attorney report on legal actions under way. Manager to verify that moving reserves is legal. (AbsentNot restricted 9/1)

**Manager’s Report:**  Mike Pirelli: Report on file. Motion by Karl Chulpa, second by Bob Wildberger to approve report, report accepted. Manager report now sent to Board prior to meeting.

**Committee Reports:**

* **ARB :** Rachel Plummer :
  + **Requests ARB;** Nine (5) requests researched, decided and approved in June.
  + **Discussion.** Committee set up and Board approval process. Mike P to report to BOD (9/1 done). Also insert date lines on application, (received and decision).
* **Safety:** Bill Wah: Absent, No report.
* **Documents :** Karl Chalupa, Rachel Plummer Bill Wah : No action. Karl Chalupa proposed that maybe the use of new rules (which the Board can institute) to include a fine per violation list be used to refine the process to get minor offences remedied more quickly. Mike Pirelli will prepare a list and have legal check the legality and submit to the Board for review and the setting the fine amounts if acceptable
* **Old Business:**

**Playground Project: Rachel Plummer**

* + Equipment has been ordered and bulk of equipment delivery is scheduled for October.
  + Rachel will schedule walk thru of the area to finalize sighting of equipment.
  + Insurance to cover vandalism-fire. (MP)
  + Move dog waste station. (MP)

**Oak tree replacement: Karl Chalupa**

A study the homeowners of missing trees on properties will be undertaken by management and relayed to the Board action (replacement) if applicable. The statute of limitations is 5 years as it applies. The question of storm loss will be considered. Mike Pirelli will attempt to get a recent tree survey from the City / County.

* **MPM Proposal Reserve entry landscape renewal:** Will start within 7 days
* **Lake and preserve proposals:** Tabled to July meeting. Mike Pirelli to get references of submitting contractors.
* **Reserve Study:** Proposal from Frazer Studies was submitted to the Board for review prior to meeting. Motion by Mike Kwiat, second by Karl Chalupa to accept. Discussion, Bob Wildberger would like roads by name studied and identified either in the study or in a separate study. Mike Pirelli will check with Frazer. (They will include in study 9/2). Vote; all in favor, Frazer will commence study in October.
* **Lake & Preserve contracts:** Bids from 5 contractors have been reviewed by Board and references verified, discussion. Motion by Karl Chalupa, second by Mike Kwiat that Aqualis Lake and Preserve Management be retained to maintain lakes and preserves. Called; all in favor, none opposed, approved, Mike Pirelli will contact Aqualis.

**New Business:**

* **Violations and Fine schedule:** Karl Chalupa and Mike Pirelli formulated a list of violations and fine schedule for common violations, (dirty roofs, dirty driveways, trash cans in view and such). Mike Pirelli will contact POA Attorney as to legality and process and report to President. Also to be asked do Document’s supersede Florida statute in certain instances?

**Owner Forum:** Kevin Sullivan; Please check on curbside POA irrigation, (there is none, homeowners supplied). He has road reflectors that came loose and will give to Mike P.

Look into no dumping signs, (Ponds and preserve) it is against the law.

* **Next Meeting:** Tuesday September 27, 2022 at 6:15 PM via zoom

Notices via signs, email and website.

**Adjournment:** 8:26 PM

Respectfully submitted Mike Pirelli, LCAM

**Approved; by**

**Date**