**PINEAPPLE PLANTATION POA, Inc.**

**Board of Directors Special Meeting**

**December 20, 2022**

**Meeting held via zoom**

**Call to Order: 6:18 PM by President Karl Chalupa (04 Homeowners attending via zoom)**

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

Mike Pirelli, (Advantage). Quorum, yes, 4 members Residents, 10

**Minutes of November, 2022 meeting**: Motion by Karl Chulpa second by Bill to approve minutes, all in favor, Minutes approved.

**Treasurers Report:**  Mike Kwiat: Report on file. Motion by Karl Chalupa to accept report, second by Bill Wah. All in favor, report accepted and on file.

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

**Committee Reports:**

* **ARB:** Rachel Plummer: No report at this time.
  + **ARB requests:** Four (4) requests researched for Impact doors, Re-roof, Paint, Screen room decided and approved in November **Motion** by Rachel to approve these requests, second by Karl Chalupa. All in favor requests accepted.
* **Safety:** Bill Wah: No Report
* **Documents:** Karl Chalupa, Rachel Plummer Bill Wah: No action. Karl Chalupa
* **Playground Project: Rachel Plummer**
  + Start date scheduled for January 5,2023. Fork lift was rented and operated by Dan Plummer to offload and stage rubber mulch for project
  + Playground equipment delivered, off loaded by community volunteers and staged on site.

**OLD Unfinished / BUSINESS**

* **Reserve Study/inspections:** Karl showed on screen schedule of future needs of the community and how diligent and intelligent investment would anticipate these future needs.
* **Holiday Decorations:** Mike Pirelli authorized to spend no more than $1,000.00 for decorations. **Complete,** new lights installed

**New Business:**

* **Reserve reinvestments;** Mike K, and Karl C will meet with councilors to map out a better use and higher returns of the community’s reserve funds.

**80%** reserve in 5 yr. CD, **20%** in four (4) piles

* **Violations & Fines:** Tabled to February meeting

**Owner Forum:** Dan DiPietro, Stephen Stock, Mikki, Kevin Sullivan, Thomas Odom asked if email list was up to date as some homeowners have said they weren’t receiving them. Mike P. to check on this.

* **Next Meeting:** Tuesday January 24, 2023 at 6:15 PM
* *January meeting to be held at Advantage Property Management offices 1111 Ne federal Highway Stuart at 6:15 pm*

Notices via signs, email and website.

**Adjournment: 8:00** **PM**

Respectfully submitted Mike Pirelli, LCAM

**Approved; by**

**Date**