**PINEAPPLE PLANTATION POA, Inc.**

**Board of Directors Special Meeting**

**September 27, 2022**

**Meeting held via zoom**

**Call to Order: 6:28PM by President Karl Chalupa (04 Homeowners attending via zoom)**

**Roll Call:** Karl Chulpa (President), Bob Wildberger (Vice President) Mike Kwiat (Treasurer Absent), Bill Wah, (Secretary ABSENT), Rachel Plummer (Director), Mike Pirelli, (Advantage). Quorum, yes, 3 members

**Minutes of August 30, 2022 meeting**: Motion by Karl Chulpa to approve minutes second by Rachel Plummer, all in favor, Minutes approved.

**Treasurers Report:** Karl Chalupa for 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. Manager to verified that all late notices had been sent and payments are being received. Atty Jacob Ensor and Advantage are gathering information pertaining to legal action for long term delinquencies.

**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:** five (5) requests researched, decided and approved in September.Motion by Rachel to approve these requests, second by Karl Chalupa. All in favor requests accepted.
	+ **Discussion.** Committee set up and Board approval process accepted with Rachal Plummer Ch. With Karl Chalupa and Mike Pirelli as committee members.
* **Safety:** Bill Wah: Absent, No report.
	+ **Documents:** Karl Chalupa, Rachel Plummer Bill Wah: No action. Karl Chalupa
* **Playground Project: Rachel Plummer**
	+ Equipment Bulk of equipment delivery is scheduled for October.
	+ Rachel held walk thru of the area with Karl to finalize sighting of equipment.
	+ Move dog waste station. (MP)

**OLD Unfinished / BUSINESS**

* **Reserve Study:** Study to begin in October.
* **Comcast Service Contract:** Tabled to October meeting for input from Mike Kwiat.
* **Violations & Fines:** Karl explained that the Board has reached out to attorney for guidance in this process and write up a policy for review and vote for the October meeting.

**New Business:**

* **ARB committee, structure:** (See committee reports).
* **Roadway markings:** Motion by Karl, second by BOB Wildberger to accept True Lines proposal to gray out old speed bump markings and add cross walk lines. All in favor, accepted, Mike to contact True Lines

**Owner Forum:** None

* **Next Meeting:** Thursday October 27, 2022 at 6:15 PM via zoom

Notices via signs, email and website.

**Adjournment: 7**:26 PM

 Respectfully submitted Mike Pirelli, LCAM

**Approved; by**

**Date**