**PINEAPPLE PLANTATION HOA, Inc.**

**Minutes**

**Board of Directors Meeting Minutes**

**August 26, 2020 – 6:15 PM**

**Via ZOOM**

 Call to Order:6: PM by President Karl Chalupa.

Roll Call: Directors present via ZOOM: President Karl Chalupa, Treasurer Michael Kwiat, Director Raquel Plumber. Advantage Property Management, Mike Pirelli, LCAM Absent; Vice President Robert Wildberger, Secretary William Wah,

Minutes of last meeting: Motion by Karl to approve, second by Mike. All in favor, minutes approved.

Presidents Report: Karl Chalupa, Waived.

Treasurers Report: Mike Kwiat reported that Association finances are sound, Report attached. Mike stated that delinquencies are up but at a very slow rate and may be due to timing of payments. 13K in 3-unit late payments. Mike P. to have DLQs sent to attorney for action as needed per Docs. Motion by Karl 2nd by Rachel to accept report All in favor report accepted and on file.

Managers’ Report: Report by Mike Pirelli, report Attached.

**Committee Reports:**

* ARB; Rachel reported that there have no applications submitted for changes and improvements this month. Raquel has scheduled a meeting of City, County, Police and Fire Depts. With the Board to talk about roads and the possibility of them taking them over on September 16,2020 @ 12:00 PM.
* Safety; Mr. Wah absent, no report. Discussion on City of Stuart registration of golf carts. Consensus is no to registration. Karl will get revised letter to Mike to mail to residents regarding use and safety.

**Old Business:**

* Documents; No report.
* Roadway improvements; Mike reported he has not been able to contact the owner of Sunshine Land Design and will meet with other roadway contractors for their input and recommendation’s
* Golf Carts; covered in safety committee discussion.
* Reserve Study; Mike K. stated that management had received additional proposals and suggested that MacKenzie Engineering be considered as they have done these reports in the past and pricing is comparable. Motion by Mike, 2nd by Karl for MacKenzie Engineering to perform the 2020 Reserve study, all in favor, passed Mike P will contact them tomorrow with contract.

**New Business:**

* Capital Budget; Mike Kwiat to continue with Capital Budget plans for 2021 Budget. Mike K. asked if plants could be included in Capital expenditures, Mike P. answered that with the scope and cost of needed plants this would be acceptable.
* Budget Requests and Deadline. Mike K. stated to the Board that any wish list items be given to him by October 1, 2020 at the latest.

**Homeowners Forum:** Subjects; No questions, no issues

**Adjournment: 6:55 PM**

**Next Meeting; Wednesday, September 23, 2020, 6:15PM via ZOOM**

**Respectfully Submitted**

**Mike Pirelli, LCAM**