**PINEAPPLE PLANTATION HOA, Inc.**

**Minutes**

**Board of Directors Meeting Minutes**

**September 23, 2020 – 6:15 PM**

**Via ZOOM**

Call to Order:6: 00 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; 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 on target for the year, Report attached. Mike stated that delinquencies are up but at a very slow rate 13K in 3-unit late payments. Mike P. has sent DLQs 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 small number applications submitted for changes and improvements this month. Raquel reported on the meeting of City, County, Police and Fire Depts. With the Board. Talked about roads and the possibility of them taking them over.
* Safety; Mr. Wah absent, no report. Discussion on City of Stuart registration of golf carts. Consensus is no to registration at this time. Karl will get revised letter to Mike to mail to residents regarding use and safety.

**Old Business:**

* Documents; No report. Karl and Rachel stated that they would meet with Bill to finalize a draft to send to attorney.
* Roadway improvements; Mike reported he has met with 3 roadway contractors and their opinions are that there is not enough of a problem to warrant any roadway work at this time.
* Golf Carts; covered in safety committee discussion.
* Reserve Study; Mike K. stated that management had received additional proposals and suggested that MacKenzie Engineering has started the reserve study.

**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 ASAP.

**Homeowners Forum:** Subjects; Mr. Bobko needs easement

**Adjournment: 6:55 PM**

**Next Meeting; Wednesday, October 27kk, 2020, 6:15PM via ZOOM**

**Respectfully Submitted**

**Mike Pirelli, LCAM**