

# **PINEAPPLE PLANTATION POA, Inc.**

## **Board of Directors Meeting – 6:00 PM**

**Wednesday, August 28, 2024**

**Location:** THIS MEETING WILL BE HELD VIA ZOOM and at

Coastal Property Management Office

10 SE Central Pkwy., Suite 400

Stuart Fl. 34994

**IMPORTANT** - Coastal Property Management Building Access - A new access code has been implemented for entry into our office building after 5:30 PM. To access the building, please use the keypad located to the right side of the front doors and enter **7070#** to gain entry into the building.

### **AGENDA**

**Call to Order:**

**Roll Call:**

**Minutes of Previous Meetings: July 24, 2024**

**Property Report (Ron M & CPM) -**

**Treasurer's Report (Ron M)**

**Committee Reports:**

- ARB (Ron H)
- Safety (Peggie K)
  - – investigate bus stop pedestrian and vehicle safety
  - – Halloween Event - Meeting
  - – speeding and stop signs
- Documents (Ron M) – New Florida Statutes
- Community Inspections & Violations (Ron M & CPM)

**Old Business:**

- Playground update (Kevin S)

**New Business:**

- MRTA (Ron M) – Marketable Record Title Act – every 30 years POA needs to renew Covenants.

**Homeowner Forum:**

**Adjournment:**

**Next Meeting: Wednesday, September 25, 2024 at 6:00 pm**

**Zoom Meeting Information for the current Meeting**

<https://us02web.zoom.us/j/86716446433?pwd=9yywLHnP4vaLo9S91wDb6wl5RXE2X9.1>

**Meeting ID:** 867 1644 6433 **Passcode:** 543173

**Dial by your location:** • +1 305 224 1968 US or • +1 929 205 6099 US

**2024 Dates:**

January 25 (**Thursday**)

February 28

March 26 – Annual Meeting (Church)

April 24

May 22

June 26

July 24

August 28

September 25

October 23

November 13 (budget and Thanksgiving, 11/28)

December 18 (Christmas is the following week)

**PINEAPPLE PLANTATION POA**  
**BOARD OF DIRECTORS' MEETING**

**July 24, 2024 / 6:00 PM**  
**Location: Coastal Property Management Stuart Office & via Zoom**

**BOARD MEETING MINUTES**

**Call to Order:** President Ron Marcucci called the meeting to order at 6:00 PM.

**Quorum:** A quorum was established with the following directors: Ron Marcucci, Ron Hearn, Kevin Sullivan and Peg Konnick. Also in attendance was Rich Krett from Coastal Property Management (CPM).

**Proof of Meeting Notice:** Ample meeting notice/agenda was provided.

**Approval of Meeting Minutes:** June 26, 2024

**Motion:** To approve the minutes of the June 26, 2024, board meeting.

**Made by:** Ron Hearn

**Seconded by:** Kevin Sullivan

**Motion Passed**

**Treasurers Report:** Ron provided a review of the association's finances (see attached report).

**Property Report:**

- All Board members are signed up to attend the new mandatory board member training.
- The speed limit sign has been replaced.
- Still working on obtaining proposals to repair some of the catch basins.
- Email was sent out about the use of electric bikes and dirt bikes speeding in the community and riding on the sidewalks. Several people have reported almost being hit.
- New Property Manager will start with Coastal Property Management on July 31, 2024.

**Committee Reports:**

**ARB** – Ron Hearn, the chair of the ARB committee reported that it has been an easy month and all five (5) ARB applications that were submitted were approved.

**Safety** – Peg Konick and Ron Marcucci provided the committee report and noted that the committee is looking for volunteers.

**Bus Stop** - A meeting was held with representatives from Martin County School District about the bus stop located in the Association. Bust stops are not typically located on main roads or in communities with private roads.

**Speeding** – The city of Stuart Police was contacted about the speeding issue in the community and a request for increased patrols.

**Halloween** – Discussion was held on last year's Halloween event held privately by several homes in the community and issues that arose from this event. Specifically, the association received complaints about the large crowds, heavy traffic, parking issues, and several fights that occurred.

**Motion:** To declare the various Haunted Houses which attract a large number of nonresidents a Nuisance as per Article IX Section 21 of the POA's Restrictive Covenants.

**Made by:** Ron Marcucci  
**Motion Passed**

**Seconded by:** Peg Konick

#### **Documents – Tabled**

**Community Inspections & Violations:** There are still several trash can storage violations occurring. Seven (7) addresses have been given ample time to comply and second notices.

**Motion:** To approve fines to the following 7 addresses: 805 NW Waterlily Pl., 733 NW Waterlily Pl., 736 NW Waterlily Pl., 540 NW Pinesap Pl., 549 NW Pinesap Pl., 480 NW Windflower Ter., and 522 NW Windflower Ter.

**Made by:** Ron Marcucci  
**Motion Passed**

**Seconded by:** Ron Hearn

#### **Old Business:**

**Playground Update –** Kevin Sullivan provided an update on the playground equipment project. The site has been graded and the irrigation issues addressed. The next phase is the installation of the playground equipment followed by the fencing.

#### **New Business:**

None

#### **Owner Forum:**

**Halloween Event –** Discussion was held on the Halloween event and several owners in attendance expressed their concern over shutting this event down. A meeting will be set up with the residents who hold these events to discuss possible options.

**Windemere Sign:** Inquiry about the status of improving the looks of the monument sign at the Windemere entrance. Ron Marcucci advised that this is being looked into.

**Ponds:** Inquiry about the ponds and if they are being treated. Ron Marcucci advised that the ponds are being treated and the vendor will be back out to treat the cattails.

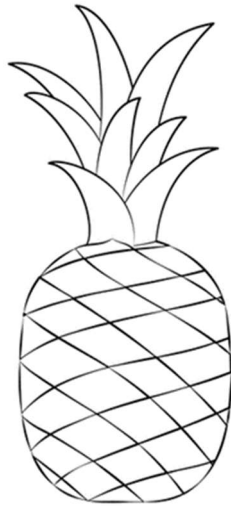
**Nighttime – Banging on Doors:** Discussion was held about teenagers banging on doors late at night. It was recommended that owners leave their front lights on longer at night and call the police to report these types of incidents.

#### **Adjournment:**

**Motion:** To adjourn the board meeting.

**Made by:** Ron Marcucci      **Seconded by:** Kevin Sullivan  
**Motion Passed**

The meeting was adjourned at 7:11 PM  
By: Richard Krett, LCAM  
Coastal Property Management



# **PINEAPPLE PLANTATION POA**

**August 28, 2024 Board Meeting**

**TREASURER'S REPORT &**

**JUNE 2024 FINANCIAL STATEMENTS**

**TREASURER'S REPORT FOR JUNE 2024 FINANCIAL STATEMENTS  
GIVEN AT THE AUGUST 28, 2024 BOARD MEETING**

**JUNE 2024 Financial Statements**

**Balance Sheet Review:**

**Operating Funds:** The balance sheet continues to be strong. The operating cash balance is \$275,742. For additional A/R information see Delinquent Accounts below. Remember, the POA's cash and A/R balance varies based on which month of the quarterly billing cycle we are in. This being the last month of the quarterly cycle, cash, A/R and Unearned Maint. Fees are low. The cable agreement was signed by Comcast at the end of March; and the \$110,800 payment was received in May 2024. See the discussion on the cable agreement below. Prepaid Expenses relate mainly to two items: (1) the fertilizer, pest and weed control vendor's annual prepaid contract and (2) the annual insurance premiums paid in advance. Owners' equity fund balance (operating surplus) is strong at \$118,675.

**Reserve Funds:** Most of the reserve cash is invested in CDs with Merrill (\$663,000) making about 4% annually. One \$72,000 CD matured on Feb. 2, 2024 and the POA reinvested the proceeds, \$84,000, into a 9 month CD earning 5.1%. Another, \$81,000 CD matured on March 8, 2024 and the POA reinvested the proceeds, \$85,000, into a 6 month CD earning 5.3%. In 2024, the POA is funding reserves at a rate of \$124,548 per year or \$10,379 monthly. Reserve expenditures YTD are \$38,183 - \$28,677 for deposits on the installation of the playground, \$6,076 for street sign refurbishment and \$3,430 for the repair/replacement of the lake aerators. There is \$83,657 of cash that is not invested because these funds are earmarked for the expenditures to complete the playground and make the final payment on the refurbishment of the street/stop signs. See the detail reserve page for more information.

**Operating Statement Review:**

For the month there was an Operating Surplus of \$1,787 which was below the Budgeted Surplus of \$2,649 by \$862. This difference was caused by various items, no singular major item. June's Revenues continue to be at Budgeted levels and Expenses also were at Budget. YTD there is an Operating Deficit of \$7,134 which is \$7,297 better than the Budgeted loss of \$14,431. Irrigation expenses are under budget due to the high level of rain early in the year, reducing the need to run the irrigation system and low repair costs. YTD a significant amount of tree and landscape work was completed causing that expense to be \$8,378 over budget. There is \$6,000 of budget remaining in July/August to cover most of this overage.

The new Lake/Preserve Maintenance vendor, SOLitude, is doing a good job working through the preserves and lakes treating the exotics, invasives and the lilies in the lakes. They are currently working in north of the Fetterbush area.

**Delinquent Accounts:** As of June 30, 2024, the account receivable balance was \$15,522 and the 90 day balance is \$10,058 or 65% of total A/R. Four (4) delinquent accounts make up 89% or \$8,455 of the 90 day balance. Three (3) of the accounts are with the attorney and 2 have liens on their property. One account has agreed to payment plans which will have the account paid by the end of 2024. Collection efforts will continue with the rest of the delinquent accounts. The Treasurer met with the POA's attorney to discuss foreclosure on two (2) of the accounts which total \$6,879 of outstanding A/R. The attorney has started foreclosure proceedings in May 2024. In August, one of the accounts under foreclosure has made a partial payment and agreed to a payment plan to have the account 100% paid by December 2024.

**Collection Process:** If Assessment Billing is not paid within 15 days, a late fee of \$25.00 and interest at 18% annual rate will be charged to an owner's account. Once an owner's account is 15 days past due, a Courtesy Notices will be sent as a reminder to the owner to make a payment. If the account becomes 30 days past due, a certified Final Notice will be sent requesting payment and informing the owner his/her account will be turned over to the Attorney if payment is not received. There is a fee of \$114.95 associated with sending this Final Notice that will be charged to the owner's account. At 60 days past due, a certified letter will be sent from the Attorney requesting payment and informing the owner that if payment is not received in 45 days a lien will placed on the home and foreclosure proceeding may start. The first letter from the Attorney currently costs \$175.00 and filing a lien cost \$475.00. Both of these legal fees and any other fees incurred will be charged to the owner's account.

Owners need to keep their account current to avoid the late fees and high Attorney fees. If you get a letter from the POA concerning your account, respond to it. If you are experiencing temporary financial issues give the POA a call, within reason we will work with you. The best way to keep track of your account is to get on Coastal's Portal which allows owners to see their account activity and make payments. And yes, the POA does accept credit cards.

Remember the Annual Assessment is due quarterly – January 1, April 1, July 1, and October 1. The current 2024 quarterly assessment is \$248.00. The Annual Assessment is determined by the annual budget and notice of the new Assessment is provided in December every year.

### **QUARTERLY STATEMENTS**

The POA did not issue Coupon Books for 2024. Instead, each owner will receive a Quarterly Statement of their account showing the amount owed. It is highly recommended for every owner to log on to the Coastal's Portal and establish an account so you can view your balance. If you are not receiving a Quarterly Statement, please contact CPM. Note CPM uses a third-party service provider to create and mail/email the Quarterly Statements because it is more cost effective than doing it in house. Given that, you do have to establish an account with that third party service provider to manage how you want to receive your future statements. The Board is urging all owners to change the statement delivery method from a paper statement which is mailed to an electronic statement which is emailed (paperless). The statement you received contains all the information you need to establish an account in the upper right corner. The website you need to go to is <https://www.estmt.net> and the registration ID is in the right upper corner of the statement. Once you login please select the Statement Delivery option "Please send an eDocument to the email address provided below." You can add additional emails to receive the statement too.

**Cable Agreement:** The POA's Revenue Sharing agreement with Comcast ended as of December 31, 2023 and Comcast would not renew it. The POA's cable consultant was able to negotiate a 11 year exclusive marketing agreement with Comcast effective February 1, 2024. Under this agreement, the POA will receive a onetime lump sum payment of \$110,800 (\$200 per each of the 554 homes). The cable consultant will get 25% of the Comcast payment or \$27,700. The agreement, easement and other required documents were completed at the end of March. 90 days after all the paperwork is complete Comcast will make the payment. Since the agreement was completed in March a receivable of \$110,800 was booked and a deferred revenue amount of \$110,800 was also recorded. Starting with March a monthly journal entry will be booked to record \$839.39 in cable income and \$209.85 in cable consultant expenses.

**Sale of Martin County lot at 2230 NW Windemere Drive:**

On September 21, 2023 at 5 pm, Martin County auctioned off the Lot they owned in the Pines. That lot has been the home to a significant number of Gopher Tortoises for about the past 10 years. The developer sold the lot to the County back in May of 2006 which was going to put "wells" on it. Before and after May 2006, the developer used the lot as a construction and landscaping staging area. When the City of Stuart absorbed the Pines and most of Windemere/Reserve, Martin County's "well" plans were stopped. The POA's attorney stated the lot was purchased by an individual, Jeffrey Haertjens, for \$139,000 plus 10% commission of \$13,900 for a total of \$152,900 and closed on Oct. 23, 2023.

The lot backs onto wetlands and has a 10 foot drainage easement along the back property line. POA requirements: signal residential home of at least 1,200 square feet that fits into the look and feel of our community, gopher tortoises must be properly relocated under a Florida Permit, all plans (home and landscaping) must be approved by the Board/ARB, removal of any oaks trees must be approved by the Board and the POA will have to file for a permit from the City of Stuart – all costs to be paid for by the owner, copy of all contractors' insurance certificates (liability, auto and workers comp) and a \$10,000 construction deposit to ensure any and all damage to common property is properly repaired.

The owner has put the lot up for sale on Zillow for \$180,000 in mid-January 2024. Currently, price has been reduced to \$173,900 and owner is giving 2.5% towards closing costs. Recently, the owner had an official wildlife inspection and survey of the tortoises on the lot – approximately 20 tortoises were identified. The cost to relocate a single tortoise is between \$5,000 to \$6,000.



**PINEAPPLE PLANTATION POA  
BALANCE SHEET**

June 2024

	Current Month Operation	Current Month Reserve	Current Month Total	Prior Month Total	Net Change
<b>Assets</b>					
Cash	275,742	83,657	359,399	357,347	2,052
Reserve Investment - Merrill	-	663,000	663,000	663,000	-
Unrealized Gain (Loss)	-	(12,230)	(12,230)	(13,410)	1,180
Investments, Net	-	650,770	650,770	649,590	1,180
Accounts Receivables, Owners	15,522	-	15,522	17,033	(1,511)
Allowance for Bad Debts	(6,000)	-	(6,000)	(6,000)	-
Accounts Receivables, Net	9,522	-	9,522	11,033	(1,511)
Receivable, Other	-	6,982	6,982	5,636	1,346
Prepaid Expenses	14,393	-	14,393	22,331	(7,938)
Prepaid Consult Fees	-	-	-	-	-
<b>Total Assets</b>	<b>299,658</b>	<b>741,410</b>	<b>1,041,067</b>	<b>1,045,938</b>	<b>(4,871)</b>
<b>Liabilities &amp; Equity</b>					
Accounts Payables	-	-	-	-	-
Accrued Expenses	10,970	-	10,970	15,832	(4,862)
Def. Cable Fees	106,603	-	106,603	107,442	(839)
Prepaid Maint. Fees	63,411	-	63,411	26,017	37,393
Unearned Maint. Fees	-	-	-	46,045	(46,045)
<b>Total Liabilities</b>	<b>180,983</b>	<b>-</b>	<b>180,983</b>	<b>195,337</b>	<b>(14,354)</b>
<b>Equity &amp; Fund Bal.</b>	<b>118,675</b>	<b>741,410</b>	<b>860,084</b>	<b>850,601</b>	<b>9,483</b>
<b>Total Liabilities &amp; Equity</b>	<b>299,658</b>	<b>741,410</b>	<b>1,041,067</b>	<b>1,045,938</b>	<b>(4,871)</b>

**[A]** POA invested reserve cash into CD's with Merrill. see note below.

**[B]** A/R balances over 90 days total \$10,058 or 65% of total A/R. There are 4 owners that make up \$8,455 or 89% of the 90 day balance and 1 of them is on payment plan.

**[C]** Nothing

**[D]** Prepaid expenses consists mainly of annual Insurance premiums and deposits for the pest & fertilizer services and insurance premiums.

**[E]** A/P and Accrued Expenses will depend on the timing of invoice receipt, processing and payment.

**[F]** Prepaid Maint. Fees represents future quarterly Maint. Fees that owners have already paid. Balance will fluctuate based on the billing cycle.

**[G]** For detail of Reserve Fund balances see Reserve Schedule.

Reserve Fund Investment: In 2023, the Association invested a significant amount of its replacement funds in to Certificates of Deposit in a brokerage account with Merrill. In accordance to accounting standards, these investments are recorded at market value which requires a monthly adjustment to be made to bring the G/L balance in line with the current market value. This adjustment will be recorded as Unrealized Gain (Loss). Remember this is just a bookkeeping entry unless the POA sells a CD before its maturity date. The certificates of deposit have original maturities of 7 to 48 months and earn interest at annual rates of approximately 3.9-5.3%.

**PINEAPPLE PLANTATION POA  
STATEMENT OF OPERATIONS**

<u>This Month Actual</u>	<u>This Month Budget</u>	<u>Fav (unfav) Variance</u>	<u>This Month Prior Year</u>	<u>June 2024</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Fav (unfav) Variance</u>	<u>YTD Prior Year</u>	<u>Budget Total Year</u>
<b>Revenue</b>									
35,666	35,584	82	30,495	Maintenance Fees	213,797	213,504	293	184,140	427,004
839	839	0	2,417	Cable Access Fees	11,019	10,157	862	14,500	15,191
279	932	(659)	(431)	Late Fees, Fines & Other	2,934	4,517	(1,394)	2,165	11,784
<b>36,784</b>	<b>37,355</b>	<b>(577)</b>	<b>32,480</b>	<b>Total Revenues</b>	<b>227,750</b>	<b>228,178</b>	<b>(239)</b>	<b>200,805</b>	<b>453,979</b>
<b>Expenses</b>									
4,990	4,900	(90)	6,250	Management Services	27,540	29,500	1,960	37,500	58,900
1,535	802	(733)	954	Professional Fees	8,591	9,705	1,114	13,390	14,871
1,614	1,642	29	978	Insurance	9,669	9,852	183	5,824	19,708
1,032	1,155	123	105	Supplies, Postage & Website	6,545	6,665	120	5,551	11,960
0	0	0	0	Board Projects	1,540	2,000	460	0	13,522
125	442	317	62	Misc. Expenses	649	2,352	1,703	3,378	5,708
818	450	(368)	409	General R&M	14,428	14,075	(353)	(940)	17,475
2,791	2,993	202	2,844	Street Utilities	16,844	17,958	1,114	21,169	35,920
6,446	5,921	(525)	5,769	Landscape Services	58,274	49,896	(8,378)	43,827	101,231
9,537	10,508	971	8,642	Irrigation Utilities/R&M	55,272	63,048	7,776	50,483	126,104
5,929	5,843	(86)	1,145	Lake/Preserve/Stormwater Mgt.	35,300	36,758	1,458	8,559	71,820
180	50	(130)	399	Security	233	800	567	2,433	2,000
<b>34,997</b>	<b>34,706</b>	<b>(291)</b>	<b>27,557</b>	<b>Total Expenses</b>	<b>234,884</b>	<b>242,609</b>	<b>7,725</b>	<b>191,174</b>	<b>479,220</b>
<b>1,787</b>	<b>2,649</b>	<b>(862)</b>	<b>4,924</b>	<b>Operating Contribution (Deficit)</b>	<b>(7,134)</b>	<b>(14,431)</b>	<b>7,297</b>	<b>9,630</b>	<b>(25,241)</b>
0	(2,649)	2,649	0	PY Ops Surplus Used for Shortfall	0	14,431	(14,431)	0	25,241
<b>10,379</b>	<b>10,379</b>	<b>0</b>	<b>6,002</b>	<b>Reserve Fees</b>	<b>62,276</b>	<b>62,274</b>	<b>2</b>	<b>36,014</b>	<b>124,552</b>

**Professional Fees** include legal, accounting, tax, reserve study, and cable consulting expenditures. The largest being legal.

**Landscape Services** include mowing, edging, shrubbery & tree trimming, mulch, weed control, pest control, and fertilization.

**Irrigation** includes the purchase of gray water from Martin County, repairs & maintenance, and electric for the equipment.

The largest item is the gray water which is budgeted at \$69,000 for the year. The irrigation system and piping is getting older and as such, R&M costs have increased. 2024 Irrigation R&M budgeted amount is \$35,000.

**Lake/Preserve/Stormwater Mgt.:** A new Preserve/Lake Maintenance company started in Sept. 2023 increasing this expense. Before Sept. 2023 there was no expense in 2023.

**PINEAPPLE PLANTATION POA  
RESERVE BALANCE ROLL FORWARD**

**2024 Annual funding: \$124,552**

**As of June 2024**

	3102 ROADS, CURBS & SIDEWALKS	3105 WALLS, FENCES & GATES	3106 Landscape	3101 INFRASTRU CTURE	3104 WATER SYSTEMS	DRAINAGE	RECREATION	3103 Common Other	Sub-Total	3196, 3197, 3199 Earned & Accrued Interest	3198 Unrealized Gain (loss)	Total
Beg. Bal Jan. 1	223,675	6,904	8,194	20,222	10,000	0	0	402,441	671,436	44,101	(13,353)	702,185
Funding								62,276	62,276	15,698	1,123	79,098
Transfer & Other									0	(1,920)		(1,920)
Exp - Sidewalks & Street/Stop Signs & Aerators				(3,430)				(6,076)	(9,506)	229		(9,277)
Expenditure - Playground								(28,677)	(28,677)			(28,677)
Adjustment									0			0
End. Bal	223,675	6,904	8,194	16,792	10,000	0	0	429,965	695,530	58,109	(12,230)	741,410
Replacement Costs	4,186,000	80,000	20,000	78,000	195,000	1,049,000	76,000	0	<b>5,684,000 (per 2022 Study)</b>			
Est. Useful life	20 to 55 Yrs.	8 to 30	various	30	10 to 20	60	20	various				
Est. Remaining Life	5 to 32 Yrs.	7	various	7	12	37	20	various				

The Board utilizes a Reserve Study to assist with establishing the Reserve Funding. About every 5 to 7 years, the Board will contract to have a new study to be performed. In between studies, the Board will adjust Reserve Funding based on current trends in construction costs. The 2017 Reserve Study estimated Replacement Costs to be \$1,666,000 and a required Annual Reserve Funding of \$72,000. This Funding was used for 2018 through 2023. Late in 2022, an new Reserve Study was performed which estimated Replacement Costs at \$5,664,000 and an annual Funding level of \$149,000. The \$4,000,000 increase in Replacement Costs is attributed to improved practices by the firm performing the Study and the significant escalation of construction material costs experienced since 2018. The Board discussed the Study with the consultant who performed it and it was determined that some of the \$4 million increase could be avoided. Due to this, the Board established Reserve Funding for 2024 to be \$125,000. This raised the 2024 quarterly Assessment by \$24. The Study also analyzes what the POA's Reserve balance should be based on the estimated useful life and the remaining life. The POA's actual Reserve balance is compared to the estimated value to determine the POA's reserve funded percentage. Industry standards say that the Funded percentage should be at a minimum 30%; however, best practices indicate the percentage should be 50% to 70%. Our POA Funded percentage in 2022 was at about 22%. To achieve a 30% funding percentage additional reserves of \$220,000 would be required. To get to 50% funded, \$800,000 additional reserve funds would be needed. This does not mean that we need to actual generate these additional funds. It is just an indication of the financial strength of the POA to meet its future capital needs.

**NOTICE OF PINEAPPLE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.  
UNDER SECTION 720.3032, FLORIDA STATUTES**

Notice to Preserve and Protect Covenants and Restrictions from Extinguishment under the Marketable Record Title Act, chapter 712, Florida Statutes

**Instructions to recorder: Please index both the legal name of the association and the names shown in item 3.**

1. Legal name of association: Pineapple Plantation Property Owners Association, Inc.

2. Mailing and physical addresses of association:

Mailing Address: c/o Coastal Property Management  
10 SE Central Parkway, Suite 400  
Stuart FL 34994

Physical address: 2150 NW Windemere Drive, Jensen Beach, FL 34957.

3. Names of the subdivision plats, or, if none, common name of community:

Pineapple Plantation Plat Five A – Plat Book 16, Page 8  
Pineapple Plantation Plat Five PUD(R) – Plat Book 14, Page 97  
Pineapple Plantation Plat Four (Phase IIIB) – Plat Book 14, Page 92  
Pineapple Plantation Plat Nine – Plat Book 16, Page 9  
Pineapple Plantation Plat One (a plat of) – Plat Book 14, Page 4  
Pineapple Plantation Plat Seven Phase A – Plat Book 15, Page 18  
Pineapple Plantation Plat Seven Phase B – Plat Book 15, Page 45  
Pineapple Plantation Plat Seven Phase C – Plat Book 15, Page 46  
Pineapple Plantation Plat Seven Phase C Addition – Plat Book 16, Page 16  
Pineapple Plantation Plat Six – Plat Book 14, Page 73  
Pineapple Plantation Plat Three – Plat Book 14, Page 27  
Pineapple Plantation Plat Two PUD – Plat Book 14, Page 26

Public Records of Martin County, Florida

4. Name, address, and telephone number for management company, if any:

Coastal Property Management  
10 SE Central Parkway, Suite 400  
Stuart FL 34994  
772-600-8900

5. This notice does constitute a notice to preserve and protect covenants or restrictions from extinguishment under the Marketable Record Title Act.

6. The following covenants or restrictions affecting the community which the association desires to be preserved from extinguishment:

Declaration of Covenants, Conditions and Restrictions for Pineapple Plantation recorded in Official Records Book 1165, Page 68 et seq., Public Records of Martin County, Florida.

First Amendment to and Restatement of Declaration of Covenants, Conditions and Restrictions for Pineapple Plantation recorded in Official Records Book 1199, Page 2545 et seq., Public Records of Martin County, Florida.

Third Amendment to Declaration of Covenants, Conditions and Restrictions for Pineapple Plantation recorded in Official Records Book 1867, Page 681 et seq., Public Records of Martin County, Florida.

Supplement to Declaration of Covenants, Conditions and Restrictions for Pineapple Plantation recorded in Official Records Book 2182, Page 1791 et seq., Public Records of Martin County, Florida.

Supplement to Declaration of Covenants, Conditions and Restrictions for Pineapple Plantation recorded in Official Records Book 2187, Page 1282 et seq., Public Records of Martin County, Florida.

Supplement to Declaration of Covenants, Conditions, and Restrictions for Pineapple Plantation recorded in Official Records Book 2193, Page 1048 et seq., Public Records of Martin County, Florida.

7. The legal description of the community affected by the listed covenants or restrictions is:

Attached hereto as Exhibit "A"

This Notice is filed on behalf of Pineapple Plantation Property Owners Association, Inc.

as of \_\_\_\_\_, 20\_\_\_\_.

Pineapple Plantation Property Owners Association, Inc.

By: \_\_\_\_\_

Witnesses:

Printed Name: \_\_\_\_\_

\_\_\_\_\_ Printed Name \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_ Printed Name \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was subscribed, sworn, and acknowledged before me by means of  physical presence or  online notarization, by \_\_\_\_\_, as \_\_\_\_\_ of Pineapple Plantation Property Owners Association, Inc.,  who is personally known to me, **or**  who has produced \_\_\_\_\_ as identification on \_\_\_\_\_, 20\_\_\_\_.

**Notarial Seal**

\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_