

PINEAPPLE PLANTATION POA, Inc.

Board of Directors Meeting

February 22, 2023

Meeting held Advantage Property Management Offices / ZOOM

Call to Order: 6:21PM by President Karl Chalupa (06 Homeowners attending)

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

Mike Pirelli, (Advantage). Quorum, yes, 5 members Residents, 16

Minutes of January 24, 2023 meeting: Motion by Bill Wah, second by Karl to approve minutes, all in favor, Minutes approved and will be posted to website.

Treasurers Report: No report at this time.

Manager's Report: Mike Pirelli: Report on file. Motion by Karl, second by Bill to approve report, all in favor, report accepted and on file.

Committee Reports:

- **ARB:** Rachel Plummer: Reported
 - **ARB requests:** Four (7) requests researched for Impact doors, Re-roof, Paint, Impact windows and fencing. **Motion** by Rachel to approve these requests, second by Karl. All in favor all requests accepted.
- **Safety:** Bill Wah: No Report
- **Documents:** Karl Chalupa, Rachel Plummer Bill Wah: Tabled to future meeting.
- **Playground Project: Rachel Plummer, Karl Chalupa**
 - Overview of progress showing delays caused by installation contractor stating sighting difficulties and walking off job.
 - Karl and contractor (AAA)are nearing agreement to properly sight the project and complete work. Karl showed the audience the proposed layout of the playground.
 - Much discussion from residents about the need for adult training equipment. Rachel explained why it was included in

the project. Inclusion of this equipment to be decided at a later date.

- Motion by Bill Wah second by Karl to send final sight plan to all residents was tabled.

OLD Unfinished / BUSINESS:

- **Violation & Fines;** Karl stated that he was finalizing the violation / fine schedule and have it sent to members shortly.
- **Homeowners' surveys:** Karl has contacted a survey service to prioritize & collocate homeowners' questions and issues so the Board can better serve the community.
- **Landscape proposal from MTM:** Tabled Due to owner hospitalized.
- **Martin County property sale to public and community impact:** Mr. Wah found on public records that the lot is home to a City of Stuart well site (never installed). Mr. Wildberger will investigate and report to the Board his findings. No report 2/22/2023

New Business:

- **Security for Playground area:** Equipment and monitoring will be investigated and reported at the April meeting.
- **Replacement of Common area trees removed by Homeowners:** Karl described and explained the issues and the subject was tabled to the April meeting.
- **Reply to resident letter Board:** Bill Wah read the Boards reply to Mr. Marcucci' letter with the Board agreeing in essence to the three points of the letter.

Owner Forum: Plants at Reserve entry blocking line of sight making right turns out community hazardous....This will be addressed with MTMs proposal.

Traffic light at Reserve entry needs to be upgraded by Martin/State DOT as left turn signal is not adequate with the condo addition.....Mike to contact the county.

- **Next Meeting: ANNUAL MEETING;** Tuesday March 14, 2023 at 6:00 PM , Prince of Peace Lutheran Church, 2200 NW Federal HI way, Stuart.

- April meeting to be held at Advantage Property Management offices
1111 N E federal Highway Stuart at 6:15 pm and ZOOM

Notices via signs, email and website.

Adjournment: 7:48 PM

Respectfully submitted Mike Pirelli, LCAM

Approved; by;

Date: