

PINEAPPLE PLANTATION POA, Inc.

Board of Directors Meeting

January 24, 2023

Meeting held Advantage Property Management Offices

Call to Order: 6:25 PM by President Karl Chalupa (06 Homeowners attending)

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

Mike Pirelli, (Advantage). Quorum, yes, 4 members Residents, 6

Minutes of December, 2022 meeting: Motion by Rachel Plummer, second by Bill to approve minutes, all in favor, Minutes approved and will be posted to website.

Treasurers Report: Karl Chalupa in Mike Kwiat' absence: Report on file. Motion by Bill Wah to accept report, second by Bob Wildberger. All in favor, report accepted and on file.

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

Committee Reports:

- **ARB:** Rachel Plummer: Reported
 - **ARB requests:** Four (4) requests researched for Impact doors, Re-roof, Paint, Screen room & fence decided and approved in November **Motion** by Rachel to approve these requests, second by Bob. All in favor requests accepted.
- **Safety:** Bill Wah: No Report
- **Documents:** Karl Chalupa, Rachel Plummer Bill Wah: Tabled to future meeting.
- **Playground Project:** Rachel Plummer
 - Overview of progress showing delays caused by installation contractor stating sighting difficulties and walking off job.
 - Contacting prime contractor to properly sight the project and complete work.
 - Committee led by Mike Kwiat to measure sight, gather

OLD Unfinished / BUSINESS:

- **Violation & Fines;** Tabled to February meeting
- **Pavement depression on Windemere;** Martin County Utilities will make repairs by middle of February
- **Email List;** Advantage inspected the list to be up to date and accurate at this point in time

New Business:

- **Homeowner surveys :** To include uses & procedures that will address POA issues and concerns. Motion by Bill, second Karl, all members present in favor, Karl will work up format.
- **Community Landscape trimming (MTM);** Tabled
- **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.

Owner Forum: Dan DiPietro, Stephen Stock, Mikki, Kevin Sullivan, Thomas Odom asked if email list was up to date as some homeowners have said they weren't receiving them. Mike P. to check on this.

- **Next Meeting:** Tuesday Feb 22, 2023 at 6:15 PM
- February 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: 7:55 PM

Respectfully submitted Mike Pirelli, LCAM

Approved; by

Date