

PINEAPPLE PLANTATION POA, Inc.

Board of Directors Meeting

September 27th, 2023

Meeting held Advantage Property Management Offices / ZOOM

Call to Order: 6:15 PM by President Karl Chalupa (15 Homeowners attending)

Roll Call: Karl Chalupa (President), Kevin Sullivan (Vice President), Ron Marcucci (Treasurer), Bill Wah (Secretary), Greg Timmer (Director)

Kevin Beers, (Advantage). Quorum, yes, 5 members Residents,15

Minutes of July 26th, 2023, meeting: Motion by Karl, second by Ron to approve minutes, all in favor, Minutes approved and will be posted to website.

Treasurers Report: Attached. Ron made a motion to foreclose on two properties in arrears, seconded by Greg, all in favor, motion carried.

Manager's Report: Kevin Beers: Report attached. Motion by Ron to close all violations ready for fines and restart the violation notices, seconded by Karl, all in favor, motion carried.

Committee Reports:

- **ARB:**
- **ARB requests:** There were 5 ARB requests submitted, 4 ARB's were approved and 1 denied due to a lack of detail, the 4 approved were routine modifications.
- **Safety:** Ron explained a few safety concerns with the bus stops within the community and requested that the safety committee investigate bus stop locations. Bill will investigate this issue and possible solutions. There were two collisions at the entrance of The Pines, both instances were vehicle vs. pedestrian. Bill reported that he had attended a speeding seminar and reported in different options on how to control speeding such as traffic cameras and police details.
- **Documents:** Karl C. sent over his proposed changes to Ron, next step is to add anything proposed into the docs.

- **Greg T.** Brought up some points regarding updating the rules such as the boat/trailer parking, extending the time period when it would be allowed to be parked in your driveway (short term). As well as points regarding the no fishing rule in the lakes owned by the POA, Greg's suggestion was to allow fishing in the lakes and to encourage the education of the youth to ensure safety, and privacy to homes bordering the lakes. These items will be considered when the Board works on revising the Document.
- **Welcome & Events Committee-** Two meetings held 4 residents in attendance for the first meeting and 8 residents in attendance for the second meeting. The Facebook post is live, the committee contacted 4 sign companies to give proposals on making signs for the yard sale, the committee chose Signaroma. 18 residents have signed up for the yard sale. Ron motioned to allow the welcome Committee \$300.00 to spend on the yard sale, Seconded by Kevin S. all in favor, motion carried.
- **OLD Unfinished / BUSINESS:**
- **Playground Project: Karl Chalupa/Kevin S.-** Kevin S. reported the Triple A will not be doing the install and we have inquired with 5 playground installers 3/5 submitted bids the board has selected a bid the next step is to acquire a survey and a engineer's report.
- **Violations & fine procedures-** Tabled
- **Servicing of bubblers in ponds-** Tabled
- **Investigate irrigation in common areas-** Tabled
- **Comcast contract-** Tabled

New Business:

- **Sale of Martin Counts lot at 2230 SW Windemere Dr-** The auction took place September 1st 2023, 8 bidders in attendance 3 of which were builders (builders were not interested). The winning bidder appeared to be an individual, not a builder. Closing is scheduled for October 23rd Ron

requested from to send the new owner a letter with Jacob (attorney) and request that the POA approve all plans; it appears there is a oak tree on the property that may need to be removed Ron recommends to not allow a replant and the new owner would need to pay the fine issued from the city/county. Ron also suggested that the POA request a \$10,000.00 construction deposit and all vendors must provide all certificates of insurance.

- **2024 Operating budget-** Timeline: Draft budget will be available by October 25th , 2023 board meeting and voted on the November board meeting.
 - Solitude will a \$9.00/quarter
 - Reserve funding \$53,000/year / \$24.00/quarter
 - Comcast contract -(\$16,000/year) / \$7.00/quarter

\$40.00 increase as of now, new maintenance fee \$239.00/quarter

- **Owner Forum:**
 - signs
 - Empty lot sale price – when known it will be disclosed.
 - Playground sign – signs for the playground are part of the project and they will be rules for use.
 - Expenditure for Welcome Committee

- **Next Meeting:** Wednesday October 25th, 2023, at 6:15 PM,
at Advantage Property Management offices 1111 N E federal Highway
Stuart at 6:15 pm and ZOOM

Notices via signs, email, and website.

Adjournment: 8:23 PM

Respectfully submitted Kevin Beers, LCAM