

PINEAPPLE PLANTATION POA
BOARD OF DIRECTORS' MEETING

April 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, Heather LoGalbo, and Greg Timmer. Also in attendance was Hayley Witkowski and Rich Krett from Coastal Property Management (CPM).

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

Approval of Meeting Minutes:

Motion: To approve the minutes of the February 28, 2024, Board meeting.

Made by: Ron Marcucci **Seconded by:** Ron Hearn

Vote: Unanimous Approval

Motion Passed

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

Motion: To accept the Treasurer's Report as presented.

Made by: Ron Marcucci **Seconded by:** Greg Timmer

Vote: Unanimous Approval

Motion Passed

Property Report: Ron provided an update on the following projects.

- Pressure washing of the sidewalks is complete.
- New lake signs have been installed on all lakes.
- All lakes have been treated and cattails have been sprayed.
- Aerators are on a timer.
- Preserve cutback "treat in place" vegetation is left in the preserve.
- Association is working on getting quotes for adding additional irrigation to common areas not covered.
- All tree trimming has been completed.
- Oak trees will be trimmed in 2025.
- Shopping center vegetation joint cleanup was successful.
- Drainage is still an issue. The association is working on getting estimates to pump out.
- Entrance lighting, Ron Mariucci and Ron Hearn are going to investigate this further.
- Speed and safety, the association will investigate this further with regards to legal requirements.
- Future property inspections will be on roofs, sheds, driveways, trailers, commercial vehicles and mailboxes.

Committee Reports:

ARB – Ron Hearn has taken over as chair of the ARB Committee. He reported that last month 20 applications were received and 5 denied. Out of the 5 denied 2 were resubmitted and 3 are still pending modifications.

Safety – Greg Timmer held a discussion on speed and safety, the association will investigate this further with regards to legal requirements of stop sign height and distance from the curb. Some signs might have to be moved.

Old Business:

Playground Update – Ron Marcucci reported that the playground now has a physical address: 2150 NW Windermere Dr. Fencing and installation company have been approved. Installation should take about 1 week. Extra material and supplies have been delivered to the site.

New Business:

Solar Panels: Greg Timmer asked about the Florida statute regarding solar applications. The 2023 solar subsection gives POA's the right to suggest a location. The POA is limited on objected installation and must come up with an alternate location. New layout and calculations can be requested from association.

Owner Forum:

Facebook – Homeowner asked who is monitoring the content on Facebook. Robin Tarbutton addressed his concerns, stating that the admin must approve the content. Homeowners are flagged if they make comments that are not appropriate.

2025 Oak Tree Cutbacks – Discussion was held on the future trimming of the oak canopy. Homeowners were concerned the trimming would destroy the beauty of the canopy and recommend just shaping it.

Holding Pond – Discussion was held on the holding pond running out of water, and the lifespan of the wall. Possible need for a civil engineer's advice.

The next Board meeting will be held on Wednesday, May 22, 2024, at 6:00 PM

Adjournment:

Motion: To adjourn the Board meeting.

Made by: Ron Marcucci **Seconded by:** Heather LoGalbo

Vote: Unanimous Approval

Motion Passed

The meeting was adjourned at 7:14 PM

By: Hayley Witkowski, LCAM

Coastal Property Management