

Port Orange Plantation Homeowners' Association, Inc.

Board of Directors' Meeting Minutes

Thursday, July 21, 2022

Call To Order: The Port Orange Plantation Homeowners' Association, Inc., Board of Directors' Meeting was called to order at 6:05PM by President D. Moeller via conference call.

Roll Call:

Deb Moeller	President	Present
Rita Anderson	Vice Present	Present
Denise Osterberg	Secretary/Treas.	Present
Selina Ahmadzadeh	CAM	Present

(3 owners present)

Proof of Notice of Meeting: The Notice/Agenda was properly posted on-site and on HOA website.

Approval of Minutes: Motion made by D. Moeller, seconded by D. Osterberg, to waive the reading and approve the Minutes of May 26, 2022, June 16, 2022, and July 7, 2022; motion carried.

Financial Reports: Written financial reports were presented (Balance Sheet). Operating (6/22) \$63,567.57; Reserve (6/22) \$156,532.01; Money Market (5/22) \$101,836.38. Customer Balance Report was provided. Motion made by D. Osterberg, second by R. Anderson to approve financial reports as presented; motion carried.

Violations: Updated violation spreadsheet was presented (6/22). Same violation is reoccurring at 5333 RP. R. Motion made by R. Anderson, seconded by D. Moeller, to reinstate the original violation balance of \$1,700.00 due to owner having a new violation; motion carried.

Manager's Report: Written report of items completed/pending was provided (5/22-Present).

Rules of Civility: The following is noted to assist with meeting procedures; particularly during telephone conference meetings. *No one may speak without being recognized by the Meeting Chair and introducing their name and address. *Each person will be treated with respect and treat others with respect. *Personal attacks, abuse or disrespectful language, and disruptive behavior are strictly prohibited. *No debating and or redundancy. *No one may speak twice before all have spoken. *No one may speak more than three minutes.

UNFINISHED BUSINESS:

*Landscaping Projects: Mulch installation has begun but incomplete, palm tree trimming has not started, and sod has not started. Management to follow up with vendor for status updates on these pending projects.

*Seawall Update: Counsel has been in negotiations for settlement & work should begin soon from Horton.

*Pressure Washing: Three proposals provided. Motion made by D. Moeller, seconded by D. Osterberg, to accept proposal from Always On Time Power Washing in the amount of \$1,175.00; motion carried. Board discussion regarding how water will be sourced and concerns regarding the impact it may have on the water pressure within the community if a meter is used on a fire hydrant. Motion made by D. Moeller, seconded by D. Osterberg, to rescind previous motion of accepting proposal; motion carried. Board to continue discussions.

NEW BUSINESS:

*ARB Review(s): Motion made by D. Moeller, seconded by R. Anderson, to table ARB reviews until next meeting; motion carried.

*Tout/Clifton Management Contract: Motion made by D. Osterberg, seconded by D. Moeller to renew the management contract with Tout Management, LLC./Clifton Management for one year with 6% in addition to the 10% mandatory minimum wage increase in September 2022; motion carried.

RESIDENT PARTICIPATION/BOARD MEMBER REMARKS:

*5337RPB: Concerns regarding neighbors multiple violations and the impacts on the neighborhood. Board and management thanked all owners who report violations and assured present owners that all action is being taken to resolve these matters.

Next Meeting: Thursday, September 22, 2022 @ 6pm (BOD)

Adjournment: Motion made by D. Moeller, seconded by R. Anderson to adjourn the Meeting of the Board of Directors at 6:4PM; motion carried.

Minutes of Thursday, July 21, 2022, approved this ____ day of _____, 2022, by
_____(Secretary).