

Port Orange Plantation Homeowners' Association, Inc.
Board of Directors' Minutes
Thursday, May 27, 2021

Call To Order: The Port Orange Plantation Homeowners' Association, Inc., Board of Directors' Meeting was called to order at 6:02PM by President Deb Moeller via conference call.

Roll Call:

Deb Moeller	President	Present
Rita Anderson	Vice President	Present
Denise Osterberg	Sec./Treas.	Present
Ashley Ousterman-Emanuel	CAM	Present
(1 owner 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 March 18, 2021; motion carried.

Financial Reports: Written financial reports were presented (Balance Sheet/Profit and Loss). Operating (04/21) \$44,190.76; Reserve (04/21) \$142,797.30. Customer Balance Report was provided as well as a detailed collection report. 2 units in legal are being remedied.

Manager's Report: Written report provided by management of items completed/pending (03/21-Present). Violation report spreadsheet provided. Management representatives are on site for monthly property inspections; board members assist with issues arising in between inspections.

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 providing 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:

***Seawall Update:** D. Moeller made contact with Legal. Currently awaiting a schedule for repairs to be completed under warranty.

***Landscaping Projects:** Proposals received from Exclusive to refurbish exterior property to include entrances. Motion made by R. Anderson, second by D. Osterberg to approve 5 proposals in the amount of \$8,071.50; motion carried.

NEW BUSINESS:

***Irrigation:** City has turned off the irrigation on Town West Blvd, from Williams to Coraci. Grass/plants dead. Management to follow up.

***Welcome Letter:** Revise Welcome Letter to include most common violations. Management to update.

***ARB Review(s):** Motion made by R. Anderson, seconded by D. Osterberg, to approve the request of 5358 Plantation Home Way to relocate AC from rear of home to side of home, pending City approval; 5258 Plantation Home Way, planting tree; 5313 Georgia Peach, painting scheme 6; 5333 Peach Blossom,

landscaping; 5319 Royal Plantation, landscaping; 5249 Plantation Home, driveway extension; 1731 Savannah, pavers; 5330 Plantation Home, painting scheme 6; 1733 Savannah, painting scheme 1; motion carried.

Clifton Management: Motion made by R. Anderson, second by D. Moeller to approve Clifton Management contract noting the Florida minimum and 3% increase; motion carried

OPEN FORUM/RESIDENT PARTICIPATION:

None

ADJOURNMENT: Motion made by D. Moeller, seconded by D. Osterberg, to adjourn the meeting at 7:03PM. Next meeting scheduled July 22, 2021 @ 6:00PM.

Minutes of Thursday, May 27, 2021, approved this ____ day of _____, 2021,
By _____ (Secretary).