

Port Orange Plantation Homeowners' Association, Inc.

Board of Directors' Meeting Minutes

Thursday, January 30, 2020

Call To Order: The Port Orange Plantation Homeowners' Association, Inc., Board of Directors' Meeting was called to order at 7:00PM by President D. Moeller at the VFW Post 3282, Port Orange, Florida.

Roll Call:

Deb Moeller	President	Present
Rita Anderson	Vice Present	Present
Lynn Wharton	Secretary/Treas.	Present

Proof of Notice of Meeting: The Notice/Agenda was properly posted.

Approval of Minutes: Motion made by D. Moeller, seconded by L. Wharton, to waive the reading and approve the Minutes of December 18, 2019; motion carried.

Financial Reports: Written financial reports were presented (Balance Sheet/Profit and Loss). Operating (12/19) \$25,103.38; Reserve (12/19) \$229,492.40. Customer Balance Report was provided. Approximately 13 unit(s) are currently in legal for past due amounts. 5335 Peach Blossom: Legal has filed an association foreclosure. 5337 Plantation Way: Bank foreclosure is complete and association has been paid \$902.46, remaining balance \$225. 1739 Savannah Lane: Payment received in the amount of \$1,543.67, remaining balance of \$225.

Manager's Report:

*M. Newberry, CAM, was present on behalf of Clifton Management. Written report of items completed/pending was provided (12/19-Present).

Rules of Civility: The following was noted to assist with meeting procedures. *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:

Seawall Update: D. Moeller provided verbal report.

Lake Maintenance/Repairs/Carp Stocking: New fish stocking permits have been obtained from the State for the total amount of 237 carp. Clear Waters recommends stocking at least 100 carp. Stocking of the carp has been tabled until February, awaiting carp availability.

Landscaping and Projects Pending and/or Completed:

*Dead Palm: Tabled until February.

*Irrigation: There was a current irrigation issue being attended to by Florida Foliage at Town West / Coraci; Completed.

*Pressure Washing: Board to inspect work completed by Florida Foliage before releasing payment.

NEW BUSINESS:

- *Newsletter: A 2020 Newsletter will be prepared by D. Moeller by February meeting. Verbiage regarding the approved Port Orange Trespass Authority is requested.
- *Signage/Fence/Lift Station Painting: Tabled until after carp stocking. 2 estimates provided, 1-2 more being sought.
- *Landscaping: Motion made by D. Moeller, seconded by R. Anderson, to approve Brightview Landscape Company to start after Florida Foliage has completed their current pressure washing job and then be given a 30 day written Notice to Terminate; motion carried.
- *CPA: Motion made by D. Moeller, seconded by R. Anderson, to approve Arrington & Mapili, LLC for end of year report, provided the price has remained the same as 2018; motion carried.
- *Management Contract Renewal: Motion made by D. Moeller, seconded by R. Anderson, to approve renewing Management Contract for 2020 with a 1% increase; motion carried.

ARB Review (s): Motion made by L. Wharton, seconded by R. Anderson, to approve; motion carried:

5256 Plantation Home Way: Painting scheme #7.

5337 Oak Breeze Ave: New Fence. Board requires copy of permit once obtained.

RESIDENT PARTICIPATION/BOARD MEMBER REMARKS:

- *A form is required to be completed for those requesting an audience regarding community concerns.
- *Violations being reported need to be forwarded to Management Company with photos.
- *Add reminder in Newsletter about people picking up after their pets.

BOARD OF DIRECTORS COMMENTS:

- * Lynn Wharton, Secretary/Treasurer resigned from board. Motion made by D. Moeller, seconded by R. Anderson, to accept the resignation of Lynn Wharton, Secretary/Treasurer; motion carried.
- *Motion made by D. Moeller, seconded by R. Anderson, to appoint Denise Osterberg as Secretary/Treasurer; motion carried.

Next Meeting: Thursday, February 27, 2020 @ 7PM

Adjournment: Motion made by D. Moeller, seconded by D. Osterberg, to adjourn the Meeting of the Board of Directors at 7:50PM; motion carried.

Minutes of Thursday, January 30, 2020, approved this _____ day of _____, 2020.

Secretary