

Port Orange Plantation Homeowners' Association, Inc.

Board of Directors' Meeting Minutes

Thursday, December 15, 2022

CALL TO ORDER: The Port Orange Plantation Homeowners' Association, Inc., Board of Directors' Meeting was called to order at 6:00PM by President D. Moeller via conference call.

ROLL CALL/VERIFICATION OF QUORUM:

Deb Moeller	President	Present
Rita Anderson	Vice President	Present
Denise Osterberg	Secretary/Treasurer	Present
Selina Ahmadzadeh	CAM	Present
Leanne Wagner	Counsel for Association	Present
(4 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 R. Anderson, to waive the reading and approve the Minutes of November 12, 2022 Board Meeting; motion carried.

FINANCIAL REPORTS: Motion made by D. Moeller, seconded by D. Osterberg, to waive the review of financials; motion carried.

MANAGER'S REPORT: Written report of items completed/pending was provided (11/22-Present).

VIOLATIONS:

- Updated violation spreadsheet was presented (11/22) from the most recent inspection.
- Hearing 5333 RPB: Owner was sent 14 day notice of meeting but was not present for hearing.
 - o Violations: 09/11/2022 – trailer observed at property for an extended period of time. 09/19/2022 – trailer parked at property overnight. 10/24/2022 – Trampoline in the side yard. 10/28/2022 – trailer parked at property overnight. 11/04/2022 – trailer parked at property overnight. 11/27/2022 – trailer parked at property overnight. Total of six violations, \$100.00 per occurrence = \$600.00.
 - o Motion made by D. Moeller, seconded by D. Osterberg, to assess the fines (\$600.00) for the above listed violations to be presented to the violation committee for determination; motion carried.
 - o Violations committee to meet on 01/04/2023 at 6PM via conference call. 14 day notice to be sent to owner for Attorney Leanne Wagner.

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: Motion made by D. Moeller, seconded by D. Osterberg, to table this discussion until next meeting; motion carried.
- Seawall Update: Motion made by D. Moeller, seconded by R. Anderson, to table this discussion until next meeting; motion carried.

NEW BUSINESS:

- ARB Review(s): Motion made by D. Moeller, seconded by R. Anderson, to approve the 17 provisional ARB requests; motion carried.

1. 5309 PHW – New Roof – Approved
2. 5332 BP – New Roof – Approved
3. 5332 PHW – New Roof – Approved
4. 1717 SL – New Roof – Approved
5. 5313 PHW – New Roof – Approved
6. 1741 SL – New Roof – Approved
7. 5218 OWW – New Roof – Approved
8. 5315 PB – Screen Enclosure – Approved
9. 5268 PHW – New Roof – Approved
10. 5271 PHW – New Roof – Approved
11. 5302 GP – New Roof – Approved
12. 1733 SL – New Roof – Approved
13. 1748 SL – New Roof – Approved
14. 1746 SL – New Roof – Approved
15. 5334 GP – Exterior Painting – Approved
16. 5305 GP – Concrete Slab/Back Yard – Approved
17. 5333 PHW – Exterior Paint – Approved

OPEN FORUM/RESIDENT PARTICIPATION:

- S. Ahmadzadeh asked follow up to Board regarding the proposed Santa Sleigh Event. Management to let owner know that it cannot take place due to insurance, no golf carts allowed in community, previous meetings with police and overall liability.
- S. Ahmadzadeh asked to follow up with bank regarding lockbox options for monthly payments.
- Owner asked what the amount of 2023 dues: \$500 annually.
- Owner asked what provision means regarding ARBs – approved so owners can proceed but to be finalized at Board Meetings.

ADJOURNMENT: Motion made by R. Anderson, seconded by D. Moeller to adjourn the Meeting of the Board of Directors at 6:23M; motion carried.

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