

PORT ORANGE PLANTATION HOMEOWNERS' ASSOCIATION, INC.

Board of Directors' Meeting Minutes

JANUARY 23, 2025 – 5:30PM – 6:30PM

CALL TO ORDER: The Port Orange Plantation Homeowners' Association, Inc., Board of Directors' Meeting was called to order at 5:30PM by D. Osterberg at the Port Orange Regional Library (1005 City Center Circle, Port Orange, FL 32129).

ROLL CALL/VERIFICATION OF QUORUM:

Denise Osterberg	President	Present
Rita Anderson	Vice President	Present
Alice Szlaga	Secretary/Treasurer	Present
Michael Godbout	Director	Present
Ron Mervine	Director	Present
Selina Ahmadzadeh	CAM	Present
(Three owner present)		

PROOF OF NOTICE OF MEETING: The Notice/Agenda was properly posted on-site and website.

APPROVAL OF MINUTES: Motion made by D. Osterberg, seconded by M. Godbout, to waive the reading and approve the minutes from the following meetings 10/17/24, 11/14/24, and 11/22/24; motion carried.

FINANCIAL/MANAGER/VIOLATION REPORT(S):

- A. Balances: Management provided the following financial reports as of 11/2024: balance sheet reflecting an operating balance of \$73,026.74, reserve balance of \$387,747.01; YTD P&L.
- B. Association Foreclosure/Collection Status: Customer balance summary as of 11/2024 provided reflecting owners with legal for collections; owners 60+ and 30+ days delinquent.
- C. Violation Reports: Written violation report provided and reviewed from most recent inspection.
- D. Violations/Fining Committee: Nothing to report.

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 for more than three minutes.

UNFINISHED BUSINESS:

- **Seawall Update:** Final letters from attorney sent including the last letters sent from management. Project to begin 2/3/25. General Q&A from those present. Management will work with City to ensure inspections are completed throughout the project.
- **Landscaping:**
 - o Update on Open Projects with Verdego: on-site meeting to be scheduled, everything else in order and this can be removed from the agenda.
- **FL HOA Statutes Update:** Website completed and will be released to board for review. The Corporate Transparency Act will continue to be monitored.
- **Mailbox Replacement:** Completed.

NEW BUSINESS:

- **ARB Review(s):** Motion made by D. Osterberg, seconded by A. Szlaga, to approve the 21 provisional ARB requests; motion carried.

1.	1716 Savannah	Roof	Approved
2.	5278 Plantation Home Way	Solar Panels	Approved
3.	5331 Royal Plantation	Roof	Approved
4.	5332 Plantation Home Way	Exterior Paint	Approved
5.	5262 Plantation Home Way	Roof	Approved
6.	5349 Oak Breeze	Exterior Paint	Approved
7.	5305 Plantation Home Way	New Windows	Approved
8.	1714 Savannah	Roof	Approved
9.	1752 Savannah	Roof	Approved
10.	5335 Oak Breeze	Grove Lights	Not Needed
11.	5332 Peach Blossom	Garage Door	Approved
12.	5303 Georgia Peach	Roof	Approved
13.	1749 Savannah	Roof	Approved
14.	5334 Peach Blossom	Roof	Approved
15.	5329 Royal Plantation	Roof	Approved
16.	1743 Savannah	Roof	Approved
17.	5332 Royal Plantation	Roof	Approved
18.	1730 Savannah	Roof	Approved
19.	1715 Savannah	Roof	Approved
20.	5344 Peach Blossom	Roof	Approved
21.	5305 Plantation Home Way	Move Fence	Approved

- **Bulletin Board Replacement:** Management provided multiple replacement options for board review. After review and discussion. A motion was made by M. Godbout, seconded by R. Anderson, to approve three bulletin boards for purchase in the amount of \$856.00 each + taxes and delivery (Size = 18x24); motion carried.
- **Irrigation Timer Lock:** Per Titan Irrigation, locks may be needed on TWest due to timers constantly being changed, etc. Discussion occurred re lock and the keys. R. Anderson to continue chatting with vendor for alternative options & costs.
- **2025 Projects & Planning:**
 - o Bulb replacement, potentially solar.
 - o ARC guidelines – adding colors/options for roof, drip edge, gutters/downspouts, shutters, and outdoor lighting/permanent lights.
 - o Pressure Washing of Signs: Three proposals presented and reviewed. Motion made by M. Godbout, seconded by R. Anderson, to approve the proposal from Always On Time in the amount of \$500.00; motion carried.

OPEN FORUM/RESIDENT PARTICIPATION:

- Questions from owners present regarding seawall project.
- Owner reporting growth out of drainage pipes. To provide photos to management so a follow up can be completed by the city.
- Recommendation from the board to change meeting location to the Port Orange Rec Center due to lower costs; management to coordinate change.

ADJOURNMENT: Motion made by M. Godbout, seconded by D. Osterberg, to adjourn the Meeting of the Board of Directors at 6:33PM; motion carried.

Minutes of January 23, 2025, approved this ____ day of _____, 2025, by
 _____ (Secretary).