

**POINCIANA PLACE TOWN HOMES INC.
SPECIAL BOARD OF DIRECTOR'S MEETING
November 14, 2023, 6:00 PM
Spring Lakes Clubhouse**

Meeting Minutes

The meeting was called to order at 6:03 pm by Robert Artola, Board President.

Roll call was conducted, and quorum was established. Present from the Board was Robert Artola, Surinder (Sam) Zutshi, Cindy Maunder, Sheri Blaney, and Brenda White.

Irene Fiedler was also present from Allied Property Management Group.

The Notice of the Meeting was posted in the pool area, along with 2 outside signs.

Ray Allen from Plasteridge Insurance was in attendance and reported on the current state of the insurance industry explaining how the rising costs and tightening of the industry occurred. He did mention that they are seeing signs the industry is softening as there are new companies entering the market. There is one in particular Plasteridge is working with that will be a part of the bidding process for Poinciana Place. However, he did say there are still communities that are being raised 70-100%. He recommended an estimated raise of 51% for Poinciana Place for 2024. Of course, the final increase will be decided by the carriers. This is just an estimate.

A motion was made by Cindy Maunder, seconded by Sheri Blaney, to approve the Meeting Minutes from the October 10, 2023 meeting, and all in favor.

Irene Fiedler from Allied Property Management Group gave an update on the Manager's Report, going over the Aging Report. There was also discussion on the costs of contracted services for 2024, the roof replacements, and landscape service. Unit owners will be keeping an eye on the landscapers to make sure everything gets done. Certainteed is reviewing the breakdown of costs for the roof replacements. They will email Sheri Blaney with the settlement of cost to sign, and then they will schedule the replacements. They will pay the roofing company directly. The roofing company will address the two roof leak repairs with the roof replacements. Gutter cleaning was performed when the roofs were cleaned.

Cindy Maunder gave an update on the Treasurer's Report with the tree trimming, pool repairs, and legal line items over budget. She also inquired about the pest control and fertilizing, as well as one account on the Aging report. There was also discussion on the roof claims and the patio repairs with AG General Services consolidating the repairs for a better price. Cindy and Bill Maunder to provide additional addresses to Management.

There were no Architectural Applications submitted for approval this month. Management will review with the office how to close the applications in our system, as well as whether all the Board members have the permissions needed to view the applications online. Cindy Maunder will be assisting the unit owners that don't know how to submit their applications online or don't have computers.

Robert Artola brought an update on the Annual Meeting and Election. It will be held on Tuesday, January 16th at 6:00 pm, for this year only, going back to mid-December next year. This is to keep the 60-day notice requirement. A motion was made by Cindy Maunder, seconded by Robert Artola, to cancel the December Board

meeting, and all in favor. There will be no meeting in December. The next meeting will be the Budget Workshop to be held on November 28, 2023 at 6:00 pm.

Robert Artola reported on the change of Legal Counsel and brought an update on the litigation with PCG. There was a settlement offered at mediation that the new attorney will be reviewing.

There were 10 homeowners present at the meeting. The items discussed included insurance, landscaping, roof replacements, pest control, tree trimming, irrigation and adding a lock to the pool area latch, as well as someone burning wood in their yard. There was also discussion on sending an email alert with a list of the committees being formed to recruit for volunteers. The Fining Committee is also in need of 2 volunteers.

A motion was made by Robert Artola, seconded by Brenda White, to adjourn the meeting, and all in favor. The meeting was adjourned at 8:08 PM.

Respectfully Submitted,

Irene Fiedler, LCAM
Property Manager