

**POINCIANA PLACE TOWN HOMES INC.**  
**SPECIAL BOARD OF DIRECTOR'S MEETING**  
**October 10, 2023, 7:00 PM**  
**Spring Lakes Clubhouse**  
**Meeting Minutes**

The meeting was called to order at 7:02 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, and Sheri Blaney.

Absent from the Board was 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, and hand delivered to each home.

A motion was made by Robert Artola, seconded by Cindy Maunder to approve the Meeting Minutes from the meetings held on August 8, 2023, September 1, 2023, and September 6, 2023, 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, landscape proposals, insurance, roof replacements, and work orders. The insurance broker will be in attendance at the next meeting scheduled for November 14<sup>th</sup>, 2023, to bring an update on the many changes that have occurred in the insurance market. Robert Artola will meet with AG General Services to discuss consolidating some of the repairs that need to be done on the patios.

Cindy Maunder gave an update on the Treasurer's Report stating that there are several items that are over budget. The largest increases being in the Insurance and Legal categories. The insurance costs were discussed. Management to ensure that the same reports provided by the prior Treasurer will be uploaded to the web portal at alliedpmg.com. A motion was made by Cindy Maunder, seconded by Robert Artola to acknowledge the financials as presented, and all in favor.

A motion was made by Cindy Maunder, seconded by Surinder (Sam) Zutshi to approve the Architectural Application for 6992 Peony Place pending confirmation that all of the contractor's information had been received, and all in favor.

Gutter cleaning has been tabled until the next meeting as some of the cleaning has already been completed with the algae roof cleaning.

Sheri Blaney brought an update on the roof replacement for 3153-3113 Strawflower Way. Certainteed is waiting for the breakdown from the roofing company. Once received, Certainteed will inspect the roofs and schedule the roof replacement. They will also pay the roofing company directly. The Board was of the general consensus that the reimbursement funds received from Certainteed should be deposited into the Reserve account where it was paid from.

Robert Artola and Cindy Maunder brought an update on the litigation with PCG. The Board of Directors is in the process of new negotiations with them and mediation has been scheduled.

Sheri Blaney gave a report on new Committees they would like to see formed, bringing a call for volunteers. These include a Social Committee, a Good Neighbor Committee, and a Safety Committee. In addition, a motion was made by Cindy Maunder, seconded by Sheri Blaney, to appoint Bill Maunder and Paul Baumgarten to the newly formed Maintenance Committee, and all in favor. Bill and Paul have reset the pavers on the path that connect north and south Strawflower Way. Robert Artola reported on the repairs that have been performed in the rest room at the Pool. They will be taking on other repairs that may need to be done. The Board and the attendees expressed their appreciation to Bill, Paul, and Robert.

There were 13 homeowners present at the meeting. The items discussed included the financials, roof leaks and the warranty work that was done on the roofs. Management will reach out to Florida State Roofing Systems regarding repairs supposed to be done on 3051 Strawflower and 6994 Clover that were missed.

The Board was of the general consensus to change the meeting time from 7:00 pm to 6:00 pm. The next meeting is scheduled for November 14, 2023 at 6:00 pm. A Budget Workshop has also been scheduled for November 28, 2023 at 6:00 pm.

A motion was made by Surinder (Sam) Zutchi, seconded by Robert Artola to adjourn the meeting, and all in favor. The meeting was adjourned at 8:35 PM.

Respectfully Submitted,

Irene Fiedler, LCAM  
Property Manager