

Poinciana Place Town Homes, Inc.
Special Meeting of the Board of Directors
December 12, 2023 6:00 PM
Spring Lakes Clubhouse
Meeting Minutes

A special meeting of the Board of Directors was held for the sole purpose of updating the unit owners on the litigation with PCG.

The meeting was called to order at 6:05 PM by Robert Artola.

Roll Call was done and quorum was established. Present at the meeting was Robert Artola, Surinder (Sam) Zutchi, Cindy Maunder, Sheri Blaney, and Brenda White.

Irene Fiedler, LCAM, was also present from Allied Property Management Group.

The Board of Directors each shared their standing on the litigation with PCG. A motion was made by Cindy Maunder as follows:

1. To receive from PCG \$10,000.00 to pay towards legal fees.
2. To continue membership in PCG as stipulated.
3. To accept the settlement from PCG for the Association to pay two years of unpaid dues in the amount of \$76,800.00. Unpaid dues to be funded from the Reserve Account.
4. PCG will pay all the mediation fees incurred on November 3, 2023.
5. PCG will not charge late fees or interest of the unpaid dues.

The motion was seconded by Brenda White and the floor was opened for discussion.

There were 25 homeowners present at the meeting and 6 in attendance via Zoom. The litigation was discussed, with each homeowner given the opportunity to speak.

After discussion, a motion was made by Sheri Blaney to take a vote. There were 5 in favor, 2 with reservation, to accept the settlement in its entirety as outlined by Cindy Maunder. The motion carries.

With there being no further business to discuss, a motion was made by Robert Artola, seconded by Surinder (Sam) Zutchi, to adjourn the meeting, and all in favor. The meeting was adjourned at 7:30 pm.

Respectfully Submitted,

Irene Fiedler, LCAM
Allied Property Management Group