

POINCIANA PLACE TOWN HOMES INC.
SPECIAL BOARD OF DIRECTOR'S MEETING
September 6, 2023, 6:00 PM
PPT Pool Area
Special Meeting Minutes

The meeting was called to order at 6:01 pm by Robert Artola.

Roll call was conducted and present from the Board was Robert Artola, Surinder Zutshi, Cindy Maunder, Sheri Blaney, and Brenda White. Quorum was established.

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.

Terms were assigned by the Board of Directors as follows.:

1 Year Term – Cindy Maunder

2 Year Terms – Sheri Blaney and Surinder (Sam) Zutshi

3 Year Terms – Diego (Robert) Artola and Brenda White

A motion was made by Sheri Blaney to nominate Robert Artola as President, seconded by Brenda White, and all in favor.

A motion was made by Cindy Maunder to nominate Surinder Zutshi as Vice-President, seconded by Brenda White, and all in favor.

A motion was made by Robert Artola to nominate Cindy Maunder as Treasurer, seconded by Surinder Zutshi, and all in favor.

A motion was made by Cindy Maunder to nominate Sheri Blaney as Secretary, seconded by Brenda White, and all in favor.

A motion was made by Sheri Blaney to nominate Brenda White as Director, seconded by Cindy Maunder, and all in favor.

The Board shared their vision for the Community to improve communication and transparency for all Association decisions, listening to Residents' suggestions and concerns, acting on their behalf while managing the financials and issues responsibly. They also shared their new website domain, PPTHA.com, soon to be active. Management will send out an email alert to the homeowners with this information. Robert Artola thanked the prior Board members. He also encouraged the homeowners to bring their ideas to the Board, as well as any desires to be a part of a committee. Cindy Maunder shared information on texting and will distribute a form for the homeowners to submit with their updated contact information. Sheri Blaney shared that she and Surinder Zutshi are exploring distributing a newsletter as well as contributing again to our monthly PPTH column in the PCG publication, *Poinciana Today*. They plan to reach out to interview homeowners and offer other information about the community. Brenda White has ideas regarding the internet service and cable companies. She will be focused on this item and landscaping. A committee to reach out to our neighbors, particularly those living alone, and help, such as taking out trash, shopping, etc. was also raised. At this time, the meetings will continue to be held on the second Tuesday of the month.

Irene Fiedler from Allied Property Management Group shared what her responsibilities entail. Management will set up a Go To Meeting with the Board of Directors and Management to go over their current contract.

Robert Artola brought an update regarding the PCG Litigation. The depositions previously scheduled have been canceled. The Board are exploring their options on how to best proceed as they are in the early stages of going back to the table.

A motion was made by Sheri Blaney, seconded by Surinder Zutshi to appoint Robert Artola and Cindy Maunder as signers on the Poinciana Place Town Homes bank accounts, and all in favor.

There were 30 homeowners present at the meeting. The items discussed were communication with the new Board of Directors, the new website, committee volunteers and the need for ideas from homeowners, texting and emailing, cable and internet, financials that will be available, starting the newsletter again and the meeting day.

A motion was made by Brenda White, seconded by Surinder Zutshi to adjourn the meeting, and all in favor. The meeting was adjourned at 6:57 PM.

Respectfully Submitted,

Irene Fiedler, LCAM
Property Manager