

**POINCIANA PLACE TOWN HOMES INC.
BOARD OF DIRECTOR'S MEETING
Tuesday, April 9, 2024, 6:00 PM
Poinciana Terrace Room
3536 Via Poinciana, Lake Worth**

Meeting Minutes

CALL TO ORDER/EASTABLISH A QUORUM:

The meeting was called to order at 6:08 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 Lyn Croteau, Brenda White was absent. Representing Allied Property Management Group was Susan Warren, LCAM

NOTICE OF MEETING:

The Notice of Meeting was established as posted in the pool area and at the entrances.

APPROVAL OF PREVIOUS MEETING MINUTES:

A motion was made by Cindy Maunder, seconded by Lyn Croteau, to approve the Meeting Minutes from the meeting held on March 12, 2024, and all in favor.

REPORTS OF OFFICERS AND COMMITTEES:

Susan Warren introduced herself to the Board and Homeowners in attendance.

Lyn Croteau gave an update on the roof repairs and the permit process. Lyn Croteau will keep the Board and Homeowners updated as information comes in.

Robert Artola reported that he has reached out to AG Services regarding the wood repairs but has not heard back. Susan Warren will also reach out to AG Services.

Cindy Mauder reported on the Financials for the Association, the Board financial will be emailed to Cindy Mauder for distribution to the Board.

The ARC application for 6998 Quince was approved by the Committee.

Cindy Mauder made a motion to keep Personal Touch as the Community Landscaper: Sam Zutshi seconded: all were in favor.

OLD BUSINESS:

The irrigation issue behind 7000 Clover was discussed. Wetlands will be contacted to investigate the issue.

Lyn Croteau reported she is awaiting a callback from Comcast to discuss the bulk contract.

NEW BUSINESS:

Robert Artola reported the pool heater is down and will most likely have to be replaced. One proposal had been received at a cost of \$6,000.00 (six thousand dollars). Susan Warren will acquire 2 additional proposals. After brief discussion, Cindy Mauder made a motion to approve the expenditure of up to \$6000.00 for the pool heater replacement after the proposals are reviewed: Sam Zutshi seconded: all were in favor.

Cindy Mauder reported on the upcoming insurance renewal, that information should be received by the end of the month.

The ARC request for 3129 Strawflower Way was discussed. Cindy Mauder will be working with the homeowner to resolve the issue.

HOMEOWNER FORUM:

Homeowner questions and concerns were answered and addressed by the Board of Directors.

ADJOURNMENT:

There being no further business to discuss, Cindy Mauder made a motion to adjourn the meeting at 7:05 p.m., Sam Zutshi seconded: all were in favor.

Respectfully Submitted,

Susan Warren, LCAM

Allied Property Management