

POINCIANA PLACE TOWN HOMES INC.
BOARD OF DIRECTOR'S MEETING
March 12, 2024, 6:00 PM
Poinciana Terrace Room
3536 Via Poinciana, Lake Worth

Meeting Minutes

The meeting was called to order at 6:04 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, Lyn Croteau, and Brenda White.

Irene Fiedler was also present from Allied Property Management Group.

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

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

Irene Fiedler from Allied Property Management Group reported on the roof replacements and repairs, as well as work orders. The roofing will be providing a proposal for the Association portion, and will then pull the permit to commence the work. Management will reach out to the Gardens regarding their past due amount and Perfectly Pure Pools to check the heater and ensure the timer is working properly.

A motion was made by Robert Artola, seconded by Cindy Maunder to approve the proposal from Wetlands to replace the pump at the cost of \$2,513.13. Robert also brought an update on the continuing challenges with the pump indicating that he feels the current pump can be salvaged. The current pump will be cleaned, the bearings replaced, and it will be kept in storage as a back-up.

Cindy Maunder brought an update on the Treasurer's Report. She has recommended a Budget Workshop Meeting to talk about how to fund the replacement of the pump and the Insurance premium that is to come.

The application for 7000 Clover has already been approved.

Brenda White brought an update on the landscaping. She has found another landscape Company that will potentially propose a lower amount to try to compete with the current landscape company servicing the Community. Brenda will be reaching out to them to provide a proposal with the full scope for the Board to review. There will also be a special meeting scheduled to have the Board interview them and have him address any questions they and the homeowners may have.

There were 9 homeowners present at the meeting. Landscaping, irrigation, proposals, and financials were discussed.

Lyn Croteau and Matt Laskowski brought an update on the Comcast meeting they attended with the renewal at the cost of \$74.95 per unit, including 2 boxes and one wireless gateway modem router with a 10-year contract if there are more communities involved. There will be a second meeting scheduled. The representative is a

consultant and gets paid by the cable company. The door fee is \$150 unless they go cable/fiber optic then it will be \$200. They will ask the cable company about the system to send out phone notifications. A motion was made by Robert Artola, seconded by Surinder (Sam) Zutshi, to have Lyn Croteau and Matt Laskowski inform the Consultant that the Board is willing to move forward with the 10-year fiber optic option if they have enough Communities on board to do so, and all in favor.

Several homeowners were recognized by Cindy Maunder for their contribution to PPT with the extra volunteer work that they have and continue to perform. There will be a Community Meet & Greet held this coming Saturday, March 16th, 3:00 pm-5:00 pm.

There were 19 homeowners present at the meeting. Landscaping, irrigation, proposals, and financials were discussed. There was also discussion regarding the lack of privacy at the pool. The homeowners will be moving the faux ivy fencing to the front to help. A concern was also brought up of pets being allowed in the pool area. Two signs will also be installed at both of the pool gates stating no dogs or animals are allowed in the pool area.

A motion was made by Lyn Croteau, seconded by Robert Artola, to adjourn the meeting, and all in favor. The meeting was adjourned at 7:24 pm.

Respectfully Submitted,

Irene Fiedler, LCAM
Property Manager