

POINCIANA PLACE TOWN HOMES INC.
BOARD OF DIRECTOR'S MEETING
Tuesday, August 13, 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 6:06 pm by Robert Artola, Board President.

Roll call was conducted, and quorum was established. Present from the Board was Robert Artola, Jerry Clark, Lyn Croteau, Surinder (Sam) Zutshi, Cindy Mauder arrived at 6:10 p.m. Representing Allied Property Management Group was Susan Warren, LCAM and Tiara Hughey, LCAM.

NOTICE OF MEETING:

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

APPROVAL OF PREVIOUS MEETING MINUTES:

A motion was made by Lyn Croteau, seconded by Sam Zutshi; to approve the Meeting Minutes from the meeting held on June 11, 2024, all were in favor.

PRESIDENT'S REPORT:

Robert Artola reported the unit which was scheduled for foreclosure recently paid the arrears in full, the Association's Attorney will be forwarding those funds to the Association.

Robert Artola gave a brief reminder to those in attendance that any changes to the exterior of the unit must apply for ARC approval. These forms are located on the portal.

The repairs to the wood facades were discussed at length. Currently, there are 20 units requiring repair. The Board is considering a special assessment to cover the cost of these repairs to avoid using monies from the general reserve. This project could be upwards of Twenty-Five Thousand dollars (\$25,000.00). Resulting an approximate cost per owner of \$400.00 (four hundred dollars). If the Board decides to move forward, the special assessment vote will take place at the September 2024 meeting. Should the September meeting contain "special assessment" on the agenda, this meeting will be posted on August 28th, 2024.

Robert Artola reported that the update to the Comcast contract is tabled until the September meeting.

TREASURER'S REPORT:

Cindy Mauder reported on the July 2024 financial report. There is a question regarding the tree trimming line on the budget. Susan Warren will report back to the Board after speaking with the accounting department.

Cindy Mauder reported that contractual increases will affect the 2025 budget, these increases should range from 3% to 6%.

SOCIAL COMMITTEE:

There was no committee report.

LANDSCAPE COMMITTEE:

There was no committee report.

OLD BUSINESS:

Lyn Croteau reported the roof project is moving forward.

It was reported that the back wall at the pool area needs to be pressure cleaned. Jerry Clark will look at the area and proceed with clean up as necessary.

NEW BUSINESS:

New business was discussed in other areas of these minutes.

HOMEOWNER FORUM:

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

A homeowner in attendance was advised to not use foul language or be subject to being banned from attendance.

ADJOURNMENT:

There being no further business to discuss, Lyn Croteau made a motion to adjourn the meeting at 7:28 p.m., Sam Zutshi seconded: all were in favor.

Respectfully Submitted,

Susan Warren, LCAM

Allied Property Management