

**POINCIANA PLACE TOWN HOMES INC.
BOARD OF DIRECTOR'S MEETING
Tuesday, June 11, 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 6:03 pm by Robert Artola, Board President.

Roll call was conducted, and quorum was established. Present from the Board was Robert Artola, Lyn Croteau, Surinder (Sam) Zutshi, Cindy Mauder arrived at 6:10 p.m. 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, 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 May 14, 2024, all were in favor.

PRESIDENT'S REPORT;

Robert Artola reported he had a conversation with Brenda White regarding her position on the Board of Directors. Since this is the third meeting missed by Brenda White her seat is considered vacated per Florida State Statute. Brenda White accepted and removed herself from the Board. At this point in time Robert Artola made a motion to appoint Jerry Clark to the Board of Directors. Jerry Clark was in attendance and accepted the appointment.

Robert Artola discussed the Xfinity contract recently signed. A representative from Xfinity will be invited to the next Board meeting to discuss options and equipment available to homeowners.

Robert Artola reported he had recently signed with the Association Attorney to proceed with foreclosure on unit 6991.

TREASURER'S REPORT;

Cindy Mauder reported on the May financial. Due to unforeseen expenditures and auto debit payments for utilities and other vendors on the first of each month, the operating account has been short at times and payments to vendors have been delayed. To avoid this happening in the coming months, Cindy Mauder made a motion to move \$19,200.00 (nineteen thousand two hundred dollars) from the reserve account into the operating account as soon as possible: Lyn Croteau seconded; all were in favor. Cindy Mauder reported repayment to the reserves will be factored into the 2025 budget.

Cindy Mauder reported on the insurance proposals recently received, after careful consideration and discussion, Cindy Mauder made a motion to approve the proposal from Fortegra – USI at a cost of \$130,856.98(One hundred thirty thousand eight hundred and fifty six dollars and 98 cents) premium with building valuations at \$1,217,308.00 (one million two hundred seventeen thousand three hundred and eight dollars).

SOCIAL COMMITTEE:

There was no committee report.

LANDSCAPE COMMITTEE:

There was no committee report.

OLD BUSINESS:

Lyn Croteau reported Certaineed is moving ahead with the repairs on Clover. Lyn Croteau will check if the gutters are covered under the warranty. It is believed the gutters would be homeowner responsibility.

Various light poles are not working or in disrepair. These will be looked at and repaired.

Tree Trimming will begin on June 20 and 21, 2024. An email will be sent out to the community with advanced notice.

NEW BUSINESS:

The Association currently has 3 pest control companies performing termite inspections, bait boxes and lawn spray, the Board will look into combining these three into one contract.

HOMEOWNER FORUM:

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

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