

**POINCIANA PLACE TOWN HOMES INC.
BOARD OF DIRECTOR'S MEETING
Tuesday, September 10, 2024, 6:00 PM
Poinciana Terrace Room
3536 Via Poinciana, Lake Worth**

Meeting Minutes

CALL TO ORDER/ESTABLISH A QUORUM:

The meeting was called to order at 6:09 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, and Cindy Mauder. 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 August 13, 2024, all were in favor.

PRESIDENT'S REPORT:

Robert Artola reported the Comcast Representative scheduled to join the meeting and discuss the contract was a no show.

Robert Artola reported on the parking issues in the community, and the fact that no amendments had been filed in 2022 by the former Board. That Board adopted rules and regulations, which per the documents any sitting Board can change as long as those rules are "reasonable", solutions for the parking issues will continue to be discussed and presented at future meetings. For the meantime, guest spots will be on a first come first serve basis.

Robert Artola made a motion to have the special assessment discussion and vote tabled until the October meeting so firm numbers can be presented. Sam Zutshi seconded: all were in favor.

TREASURER'S REPORT:

Cindy Mauder reported on the August financial report which was received this morning. Since there was not enough time to go through the report thoroughly, Cindy Mauder made a motion to move the monthly Board meeting to the fourth Tuesday of each month, Susan Warren as the Allied Property Management representative was agreeable to that: Lyn Croteau seconded: all were in favor.

Cindy Mauder reported Allied Property Management Group has presented a preliminary 2025 budget to the Board. Cindy Mauder will work on those number with the Accounting Manager as she feels there should be a few tweaks to those numbers. The budget will be adopted at the November Meeting.

SOCIAL COMMITTEE:

Sam Zutshi volunteered to serve on the social committee. The Committee will now have five members.

LANDSCAPE COMMITTEE:

There was no committee report.

OLD BUSINESS:

Old business was discussed in other areas of these minutes.

NEW BUSINESS:

The Budget and Annual meeting are schedule for November 26, 2025.

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 7:31 p.m., Sam Zutshi seconded: all were in favor.

Respectfully Submitted,

Susan Warren, LCAM

Allied Property Management