

**POINCIANA PLACE TOWN HOMES INC.
BOARD OF DIRECTOR'S MEETING
Tuesday, January 27, 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 6:04 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 meetings held on November 26, 2024 & December 10, 2024, all were in favor.

PRESIDENT'S REPORT:

Robert Artola reported on the proposals received for the replacement gutters. Discussion took place regarding the 3 homes needing gutters in the rear of the home. Both vendors will be contacted to resubmit proposals without "leaf guard" on those units.

Robert Artola reported that Jerry Clark and Susan Warren met with Painter 1 from Boca Raton and Omega Painting from Boynton Beach for proposals to paint the fascia on building 1513 – 1539. Those proposals should be received by the end of the week. In order to get the project done quickly Sam Zutshi made a motion to approve the lower price bid once received: Jerry Clark seconded; all were in favor. The painter will be asked to paint the wall on the entry to the community which looks unappealing with irrigation stains.

TREASURER'S REPORT:

Cindy Mauder reported on the year end financial. The 2024 books will be closed with the budget coming in clean. Cindy Mauder made a motion to move \$50,000.00 (fifty thousand dollars) from the reserve account into the best percentage returns offered by Alliance Bank: Lyn Croteau seconded: all were in favor.

SOCIAL COMMITTEE:

Sam Zutshi reported on the upcoming community garage sale. Discussion took place regarding keeping it for community only or allowing the general public to attend. This will be discussed further by the Board.

LANDSCAPE COMMITTEE:

There was no committee report.

OLD BUSINESS:

The Board continues to research vendors for the T1-11 project.

NEW BUSINESS:

The PCG projects and entertainment schedule was updated by Matt.

A work order to Family Sheild Pest Control will be entered regarding the fungus and fertilization.

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