

POINCIANA PLACE TOWN HOMES INC.
BOARD OF DIRECTOR'S MEETING
Tuesday, April 29 2025, 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 President and Chair, Robert Artola.

Roll call was conducted, and quorum was established. Present from the Board were Robert Artola, Lyn Croteau, Surinder (Sam) Zutshi, and Cindy Mauder. Jerry Clark 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 Cindy Mauder; to approve the Meeting Minutes from the meetings held on March 29, 2025, all were in favor.

PRESIDENT'S REPORT:

Robert Artola reported he had been in contact with a general contractor regarding the T1-11 project. The Contractor is agreeable to sub-contract the Association's preferred vendors to make the repairs. The sub-contractors would have to supply workman's compensation insurance.

Robert Artola reported on the recent pool repairs that were an added expense to the community. In addition, there was a plumbing repair to the pool men's restroom.

Robert Artola reported on the changes to the rules and regulations being considered. These will be verified that they do not go against the Association documents. These rules will be adopted at the May meeting.

TREASURER'S REPORT:

Cindy Mauder reported on the current financial report (March 31, 2025). Cindy Mauder reported on the questions asked in an earlier email from a resident. In addition, there was a question as to why The Gardens Condominium had not paid the 90.00 per month contracted amount since December. Discussion took place on how to resolve since this appears to happen every January because of Board change at the Gardens. Sharon Brown reported she has the original contact and will forward to management. Since Sharon Brown is no longer a Board member, she was told she needs to return all Association documents in her possession to this Board. Allied Property Management Group will send her an official return documents email on Wednesday, April 30, 2025.

SOCIAL COMMITTEE:

The Social Committee reported the pizza party was a success. The committee is considering more events for the coming months.

LANDSCAPE COMMITTEE:

Jerry Clark was absent from this meeting; no report was given.

OLD BUSINESS:

Lyn Croteau asked the Board members to be cognizant of ARC applications being sent to the portal.

Cindy Mauder made a motion to ratify all Board Meetings will be held on the last Tuesday of each month: Sam Zutshi seconded: all were in favor.

San Zutshi inquired about his reimbursement for supplies. Cindy Mauder reported it was approved and he should receive shortly.

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.

ADJOURNMENT:

There being no further business to discuss, Lyn Croteau made a motion to adjourn the meeting at 7:15 p.m., Cindy Mauder seconded: all were in favor.

Respectfully Submitted,

Susan Warren, LCAM

Allied Property Management