

**POINCIANA PLACE TOWN HOMES INC.
BOARD OF DIRECTOR'S MEETING
Tuesday, March 24, 2025, 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 6:024 pm by Sam Zutshi, Vice President.

Roll call was conducted, and quorum was established. Present from the Board were , Jerry Clark, Lyn Croteau, Surinder (Sam) Zutshi, and Cindy Mauder. Robert Artola was absent due to an family emergency. 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 Jerry Clark; to approve the Meeting Minutes from the meetings held on February 25, 2025, all were in favor.

VICE PRESIDENT'S REPORT:

Sam Zutshi reported the gutter project has been completed.

Sam Zutshi reported the T1-11 project is still being looked at in regards to Contractors, Finances and timelines. Unfortunately, because of unexpected costs with the roof project, the T1-11 project is tabled at this point in time until finances increase and a vendor is found with a reasonable cost overall. Currently all bids have come in the 1200.00 to 2000.00 per unit range. If the Board were to go forth with a bid received the Board would have no other option than to Special Assess the Community.

TREASURER'S REPORT:

Cindy Mauder reported on the current financial report. Cindy Mauder reported the balances of each account, and reiterated the movement of monies to interest earning CD's. Additionally, Cindy Mauder reported 3 unit owners are with the Attorney for collection.

Cindy Mauder made a motion to waive as uncollectable, the 35.00 charge and the 100.00 charge on 2 different accounts: Lyn Croteau seconded: all were in favor.

SOCIAL COMMITTEE:

The Social Committee is planning a pizza party for April 6, 2025 at the pool from 4 pm – 6pm. Flyers and email invitations will be sent out.

LANDSCAPE COMMITTEE:

Jerry Clark reported a wet check was recently performed. There were minor repairs to be made to a few valves.

OLD BUSINESS:

Old business was discussed in other areas of these minutes.

NEW BUSINESS:

It was reported the men's room at the pool may have an issue with the toilet. This will be looked at and a plumber will be called if necessary.

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 6:35 p.m., Cindy Mauder seconded: all were in favor.

Respectfully Submitted,

Susan Warren, LCAM

Allied Property Management