

POINCIANA PLACE TOWN HOMES INC.
BOARD OF DIRECTOR'S MEETING
Tuesday, May 27 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 6:06 pm by President and Chair, Robert Artola.

Roll call was conducted, and quorum was established. Present from the Board were 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 Cindy Mauder; to approve the Meeting Minutes from the meetings held on April 29, 2025, all were in favor.

PRESIDENT'S REPORT:

Robert Artola reported on the T1-!! Project. A contractor will allow Bill Mauder to work under his license to do the project. Bill Mauder will provide workman's comp insurance before the project begins. The cost per unit is approximately \$1250.00 per as opposed to the proposals received from general contractors in the area which were well over \$2000.00 per unit.

Robert Artola reported the pool company was onsite today to treat the water and remove small animal feces. Most likely from an Iguana or Raccoon. Since there have been multiple sightings of Raccoons and Iguanas near the pool Bill Mauder offered to buy a trap and handle the issue. Lyn Croteau made a motion to approve a reimbursement for the trap purchase (approximately 65.00): Jerry Clark seconded: all were in favor.

Robert Artola reported on the survey which will be going out to residents soon. The survey will include emergency contact information, vehicle information, pet information, etc. Once the information is collected, decals for registered vehicles will be distributed.

TREASURER'S REPORT:

Cindy Mauder reported on the current financial report (April 30, 2025). Cindy Mauder reported the budget is running tight because of unexpected repair costs. Overall, the Association is on track. Consideration for "social committee" income and "hurricane clean up" will be discussed for the 2026 budget. Cindy Mauder asked if any monies received from collections by the Attorney can be put into the reserve accounts. Allied Property Management Group will speak to the accounting manager and report back to the Board.

SOCIAL COMMITTEE:

Sam Zutshi asked Allied Property Management group to send out an email blast asking for volunteers for the social committee. This will go out on Wednesday, May 28 once approved by Sam Zutshi.

LANDSCAPE COMMITTEE:

Jerry Clark reported irrigation issues are being addressed. Tree trimming proposals are being gathered.

OLD BUSINESS:

Minutes will be sent to Neil Zutshi to be posted on the PPTA website.

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