

**Point East Association, Inc.**  
**Minutes from Board of Directors Meeting**

**Friday, July 6, 2018**

**Call Meeting to Order**

| ~~Karen~~ (Charli) Hurst called the meeting to order at 9:02 am.

**Proof of Notice**

| ~~Karen~~ (Charli) Hurst and members of the Board of Directors present confirmed Proof of Notice was distributed to all Point East Owners in accordance with the Association's By-Laws.

**Calling of Roll**

| A quorum was confirmed with Board members ~~Karen~~ (Charli) Hurst, Brent Nelson, ~~John~~ (Jack) Sheehan, Peter Genovesi and Brad Hollingsworth present. Board Members including Cal Leone and Jack ~~(John)~~ Murray participated via conference call.

**New Business**

**Lost Master Key/Lock Replacement** – A master key was recently lost so the Board of Directors instructed Arnie to provide a bid for potentially rekeying all of the units, along with common areas, meetings and storage rooms. The conversation centered on whether to provide a financial credit from the Association back to owners so that they could rekey on their own, or continue to have a master key system. After a comprehensive conversation amongst the Board of Directors, along with input from owners in attendance, Brent Nelson made the motion for the Association to re-key and/or replace our current locks with a different security key system. The cost of the re-key will come out of the Building Reserves budget. Brad Hollingsworth seconded the motion, with the motion passing unanimously noting that 2 more bids will be obtained and the board will decide which rekeying bid to accept.

**Landscaping Project** – Arnie got a bid for the landscaping using our current landscaper to find a starting place for the Landscaping Committee. Originally \$40k was included in the restoration budget but the Board requested that money be removed from that budget so that we could put together our own game plan (and budget) for those areas affected by the construction. That said, the Board agreed to table this item until all of the reconstruction work on the building has completed including the new potential fire alarm system. Once those costs are figured out, the Board wants to review the overall operating budget and reserves, including any special assessment money that might be left over after the reconstruction project ends.

**Pavers for New Gates** – Based on feedback on how new pavers would look in relation to the existing pavers and pool deck, no action was taken at the meeting. Further investigation and conversation will take place on how best to proceed. In addition, the Board agreed to table the new gates until we have approval on whether (per code) we are required to have an inswing or outswing system.

**4 Day Minimum Rental Rule** – Based on feedback that some owners had not followed the rule of our new recently approved documents tied to a 4 Night Minimum Stay at Point East (which had not been changed from our previous documents), the Board recommended Arnie research how legally the board can enforce this policy so that we can

put a plan and process in place in the near future. The Board hopes to discuss and agree upon a process at the next meeting.

**Pool Backwash and Sod** – Due to the recent pool backwash killing areas of sod around the pool deck, Arnie was instructed to get a quote for a new system to help alleviate this problem in the future. A motion was made by Brad Hollingsworth, and seconded by Jack (John) Sheehan, to move forward with a quote provided by Howell Plumbing for \$2,480.00. The motion passed unanimously. The funds to support this expense would come out of the Pool Deck reserve.

### **Old Business**

**Restoration Update** – It was reported that the entire project should be wrapped up within 2 weeks.

**Parapet Wall Completion** – As noted above, the entire restoration project, including the parapet walls, should be wrapped up within 2 weeks.

**Hurricane Irma Damage - Windows/SGDs** – Only one unit still has damage and will be repaired next week.

**Ponding Water 120 – 122** – A temporary fix was put in place with multiple holes drilled outside that area. It was recommended that once landscaping is installed in that area might help to diminish the flooding. It appears that there is some overflow of water from the second floor cascading down to the first floor. A potential drainage system installed outside that area was not recommended.

### **Adjournment**

| ~~Karen~~ (Charli) Hurst made the motion to adjourn the meeting, which was seconded by Brad Hollingsworth. Motion passed unanimously. The meeting adjourned at 10:25 am.

Submitted by:

Brent Nelson  
Secretary