

# NOTICE & AGENDA

Wednesday January 18, 2023, 9:00 AM

PORT ANTIGUA PROPERTY OWNERS' ASSOCIATION

A DEED RESTRICTED COMMUNITY

Board of Directors Meeting

Via ZOOM ONLY

*There will be no in person meetings until Covid numbers subside.*

*Mari Joiner is inviting you to a scheduled Zoom meeting.*

**Topic: BOD Meeting**

**Time: Jan 18, 2023, 09:00 AM Eastern Time (US and Canada)**

**Join Zoom Meeting**

<https://us06web.zoom.us/j/86748298234?pwd=QnBDQ0d1b2Z6c3M3Q1ZYcIVJTkhCZz09>

**Meeting ID: 867 4829 8234**

**Passcode: 940678**

**Dial by your location**

**+1 301 715 8592 US (Washington DC)**

**Meeting ID: 867 4829 8234**

**Passcode: 940678**

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**Open Meeting:** President: Call to order

**Roll Call:**

- Establish quorum

**Approval of Minutes 12-19-2022** ([motion](#)).

**President's Report:**

- Adopt guidelines/resolution for owner participation in the meeting. (Length of time to speak, 3 minutes, number of times to speak).
- These instructions are being repeated.
  - Strict no Trespassing policy for Board Members. Permission to enter an owners lot must be granted in writing.
  - All Owner complaints and items of concern should be directed to [info@portantigua.net](mailto:info@portantigua.net). Board of Directors will determine any action to be taken at the next BOD Meeting. Board members should contact the committee chairperson when applicable.
    - If there are issues from the owners of the Condo's in Sandy Point, they should be directed to the Condo BOD and a representative of the Condo Board should forward that to [info@portantigua.net](mailto:info@portantigua.net) for consideration by the PAPOA BOD. ([Motion](#))
    - Letter to Condo President stating above.
- Vender Contracts: Landscape Maintenance and CAM Manager..

**Vice President's Report**

- **The website is still down showing fatal errors. There is no access to Association documents.**
  - The email addresses on the website have been changed to **[Info"at"PortAntigua.net](mailto:Info@PortAntigua.net)**. This needs to be changed back to @. Blain made this change before he stopped working on the website.
  - Also, the email addresses have been hacked and used by non PAPOA Members. Perhaps they should be moved to the Property Owners page and a message directing owners there for the individual email addresses. ([motion](#))

**Treasurer's Report:**

- Finance Committee
  - Financial Statements for December 2022.
  - Bank Balances
- Update on availability of credit card processing for the 2023 Annual Dues.

**Secretary's Report:** none

## Committee Reports:

### **Architectural Control Committee: Any new business of the ACC.**

- Volunteer to research permit status and update the ACC spreadsheet based on the ACC minutes.
- Return of Construction deposit of \$1500.00 to Lot 183.

### **Legal & Communications:**

### **Recreation Committee:**

### **Maintenance:**

- Cut back of Mangroves on main canal at lots 327 and 328.-update- Village waiting for DEP to issue a permit for the cutback. They have a vendor ready to proceed.

### **Water Quality: none.**

### **Nominations: none**

### **Security/ Crime Watch**

- There will be an increase in the fees for Off Duty Deputies.
- Any landing of Immigrant boats at beach or docks will be turned over to the State of FL and costs of removal of the boat will be taken care of by them.
- New Year's Officer report.
  - Nothing eventful occurred.
- If you see something, say something, do not get into a confrontation. Take video if possible.
- Scams and theft are at their height during the holidays, if you see anything suspicious, call the police.

### **Correspondence:**

- Owners have been sending in information forms for the directory by email and by mail.
- An Email was hand delivered to Oscar, not received by info@. One owner composed the email for a second owner for a complaint about a third owner. The item in the complaint was investigated by a Village inspector and there is no violation to the Village code or permit. Village has approved and inspected the improvement; the Association has no jurisdiction.

### **Manager's Report:**

- No Estoppel fees. One replacement gate card issued.
- Annual Dues invoices are being received. Emails have not been sent. Waiting on processing for credit cards to be set up.

### **UNFINISHED BUSINESS**

- Any proposals or contracts pending over \$1,000.00 that are non-reoccurring expenses.
- Any other Unfinished Business.

### **NEW BUSINESS**

- **Discussion to move the BOD meetings back to 5PM to attract more owners.**
- A resolution must be voted on. Mr. Rogel would write the resolution as he did to move it from afternoons to mornings.
  - The meetings should be for the convenience of the BOD to conduct business.
- Any new business.

Observer's Comments:

**Adjournment.** \_\_\_\_\_

**Set Date for Next BOD Meeting: Wednesday February 15, 9:00AM,** by Zoom only.

Next ACC Meeting to be scheduled.

There will be no in person meetings until Covid numbers subside. They are on the rise again, along with flu and other respiratory diseases. It is recommended masks be worn when in public.