

# NOTICE & AGENDA

Wednesday, June 21, 2023, 5:00PM

## PORT ANTIGUA PROPERTY OWNERS' ASSOCIATION A DEED RESTRICTED COMMUNITY Board of Directors Meeting Via ZOOM ONLY

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

**Roll Call:**

- Establish quorum.

**Approval of Minutes 5-17-2023** ([motion](#)).

**President's Report: Oscar Callejas**

- 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). The Board of Directors will determine any action to be taken at the next BOD Meeting. Board members should contact the committee chairperson when applicable.
- It is recommended that all Board Members should take the Becker Class For Board Member Certification. FS720.3033(1) requires you to complete the course.

**Vice President's Report: Linda Carlisle**

- none

**Treasurer's Report: Rita Klopff:**

- Finance Committee
  - Financial Statements for May 2023.
  - Bank Balances

**Secretary's Report: Martin Pico**

- none

**Committee Reports:**

**Architectural Control Committee:** Martin Pico, Chair **Any new business of the ACC.**

- Date for next ACC meeting.
- ACC recommendation to stop construction deposits.

**Legal & Communications:** Martin Pico, Chair

- Update on the ONR program.

**Recreation Committee:** Adele West, Chair

- none

**Maintenance:**

- Send any emails regarding maintenance issues or needs to [info@portantigua.net](mailto:info@portantigua.net) and Mari will forward.
- Pergola at Beach entrance has new decking installed with pressure treated wood. Some boards below the deck were replaced as reinforcement with no additional cost to the Association.
- Concrete benches that need repair-update.
- No Dogs allowed signs, other sign updates.
- Ramp gate: is working. New batteries and fuses were ordered from Amazon for delivery to Larry Coraggio's address.
  - The motor system is 7 years old. Since the recent damage, if the gate starts to malfunction again the cost of a new motor with warranty will be approximately \$2300.00. Motion for Maintenance Chair to order the new motor when needed. Breakdowns will be documented.

**Water Quality:** Richard Wielandt, Chair

- Next test to be scheduled in 2024.
- Update on any testing by the Village.

**Nominations:** none.

**Security/ Crime Watch** Oscar Callejas, Chair

- Security report for Memorial Day Weekend.
- Beach Hours - signs for Holiday weekends.
- Extra officers will be scheduled for the Fourth of July.
- MCSO Scam Alert, if you see something say something, don't get in a confrontation no matter how many in your group, call:
  - **MCSO Police Dispatcher at (305) 664-6480** (non-emergency)
  - **Emergency dial 911**
  - **CRIMESTOPPERS at 1-866-471-8477** , if you wish to remain anonymous.

**Correspondence:**

- Email correspondence should be sent to [info@portantigua.net](mailto:info@portantigua.net). Mari Joiner, CAM will forward.
- Please see email correspondence from Mr. Wilson Rodriguez in your email packet. New Residence construction at lot 091, 72 W Plaza del Lago, Has been infringing construction materials upon his neighbor.
  - Would the BOD approve sending a Violation Letter to lot 91, 72 W Plaza del Lago?
    - Mr. Gonzalez appears to be in violation of Article III General Restrictions, Section 8. Nuisance. There shall not be created or permitted to exist on any part of any lot any dumping ground, accumulation of debris, exposed garbage, or any foul smelling matter whatsoever. Rules and Regulations, Number 5 -Trash, building materials, or debris shall be promptly removed from all property. (motion)

**Manager's Report:**

- Two (2) Estoppel fee at \$250.00 each. Three (3) replacement cards were issued at \$100.00; one (1) replacement card was issued at \$200.00 (second replacement).

**UNFINISHED BUSINESS**

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

**NEW BUSINESS**

- Please email your requests for New Business at the next meeting to [info@portantigua.net](mailto:info@portantigua.net) for consideration.

Observer's Comments:

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

**Set Date for Next BOD Meeting: Wednesday July 19, 5 PM by Zoom only.**

Next ACC Meeting to be scheduled.