

Kelly Pointe Homeowners Association

Date | Time 6/5/2019 4:00 PM | *Meeting Location* Small Meeting Room – Nocatee Town Center

Board members

Meagan Perkins Shawn Martin Andrew(Andy) Carter

BOARD OF DIRECTORS MEETING

Item

Establishment of Quorum / Call to Order- Meagan called the meeting to order at 4:01 pm and a quorum was present with all board members in attendance.

All ARC Committee members were in attendance too.

Proof of Notice- Meagan posted the time and location on the message board at least 48 Hours in advance per state law.

Approval of previous minutes- Andy made a motion to approve the previous board minutes from 10/10/2018, seconded by Shawn, passed 3-0.

ARC Manual- Matthew presented a draft of the ARC manual that was developed by the 2015 board but was never approved. The 2019 Board and ARC committee updated said draft. Meagan made a motion to accept the changes and email/mail out the new 2019 manual asap to all owners. Seconded by Andy, passed 3-0.

Common area grass along – Matthew presented two bids from Brightview and R&D. It was agreed to hold off on any resodding until October 2019 and to do it in phases. (Between Captiva Drive and sidewalk, and between sidewalk and woods) Meagan made a motion to accept R&D's proposal to not exceed \$11,000 for St Augustine Sod and irrigation retrofit between the street and sidewalk only in October 2019. Seconded by Andy, passed 5-0.

New Business and Highlights- Board agreed to allow a homeowner to install a vinyl fence only along Princess drive with 50% of the fence covered with shrubs. This home was denied several years ago based on the fact the fence plan required 4 foot black aluminum throughout. Andy will pass this onto the owner to see if this is something they would like to do.

Liens and collection action will be filed on the two owners outstanding for 2019 dues.

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Little free library will be installed soon under the awning at the first park.
(Captiva and Princess).

Highlights from earlier this year- Christmas lights were installed on the palm trees this year, homeowners loved it.

New doggy station was installed at the JEA lift station on Captiva.

Refurbished of the message board and both entrance signs.

Repainted the fire hydrant at the entrance.

Finally, added annuals to both sign beds at the entrance. The next set will be changed out on Thursday June 6.

Adjournment- Meeting adjourned at 6pm
