

Privateer Pointe Home Owners Association
2019 Minutes of the Annual Meeting of Members
Tuesday, January 15, 2019

Present: John Vitsur, Robert Whitmore, Kathleen & Greg Torretta, Steve Whyte, Dan DiPersico, Dana Ryan, Tori O'Neill, Jeff & Liz Hallas, Mike Meany and J. Henry Cartwright the Association's attorney
No proxy were received

1. General

Meeting was called to order by Dan DiPersico at 7:05 PM

The "Notice of Meeting" was unanimously agreed to have been sent out appropriately

The reading of the 2018 'Minutes' was unanimously agreed to be waived

2. Elections:

2019 Elected Officers:

Dan DiPersico, President

John Vitsur, Vice President

Robert Whitmore, Secretary

Jeff Hallas, Treasurer

3. Drainage Pipe Repair:

Dan reported on the pond, it was agreed that the pipe should be repaired due to the liability the association would incur if we ignored the issue and damage occurred, the association agreed to pay up to 15K to line the pipe & repair the landscaping, A special assessment of \$1,000.00 per household was unanimously approved to pay for a portion of the expense the rest coming from our reserve account.

4. Budget:

Jeff went over 2018 expenses and bank balance, below are the estimated expenses per line item for 2019.

FPL- \$1,800.00, Pond Maintenance - \$720.00, Monthly Landscaping - \$13,200.00, Mulch - \$2,800 Pool Maintenance - \$3,000.00, Mangrove Trimming- \$2,000.00, Insurance - \$2,229.00, Misc. Expenses- \$400.00, Legal - \$1,000.00, Weed and Pest Control - 1,250.00, Tree Trimming - \$3,500.00 Misc. Maintenance \$1,250.00, Pressure Washing - \$500.00 New Landscaping - \$1,000, Sprinkler Maintenance - \$500.00 Drainage Pipe Repair - \$15,000,00

The 2019 Budget was unanimously approved with the monthly assessment being \$300.00

New Business: Pursuant to Fla. Stat. 720.303, the Board considered whether a MRTA extension was needed this year and determined it was not required this year.

Steve Whyte & Dana Ryan agreed to gather info & quotes for a pool heater and present to the association for consideration, meeting was adjourned at 8:20 pm


Dan DiPersico, President


Jeff Hallas, Treasurer


Robert Whitmore, Secretary