

Privateer Point Property Owners Association
Board of Directors Meeting, Jan. 24th, 10:00 AM
026, Held at the Privateer Point Community Pool

1) Calling of the Roll. We had a quorum of six members: John, Dan, Steve, Jeff, Frank and Bob

John Vitsur, President, called to commence the Meeting at 10:05 AM.

All present members had Agreed to commence.

The reading of the Minutes from 2025 was unanimously waived by all.

2) Budget:

After considerable discussion, it was determined to increase the Quarterly HOA Fees

by \$100.00 for a total of \$1,168.00.

The Annual Budget was approved by all present members.

Some discussion of the budget will be noted in further discussions below.

3) Old Business Discussed:

1. The Community Pool required misscellaneous ongoing maintenance and repairs.

2. Pool Heater Problems - After Troubleshoot, the Capacitor was relaced and filter changed.

Repairman noted that Heaters like ours last on average, 5 Years.

Cost of replacement to be added to our future Budget.

The Tresspassing violation issue with the groups of boys has thankfully subsided.

3. Explanation of Pond fountain update with motor replacement and cost savings.

4. All Driveways and Walks were pressured cleaned and included in HOA budget.

5. Decisions made to maintain Sean Beck for Landscape Mainternance.

6. Decision was made to keep present schedule for Mangrove upkeep and Trimming.

7. Among the present Forum Members, only two use our Boat Ramp very infrequently.

We determined that there is no need for improvement of our Facility.

8. A general discussion included our Tree Trimming needs, Rocks at the Shoreline of the

Pond for Erosion prevention, and inevitable, on-going Sprinkler and Lighting Repairs.

4) New Business Discussed:

1. AT&T to start excavation for Underground Fiber Optic Cable, likely in a couple of weeks.

2. Our residents to be aware of the future widening of Center Street from Loxahatchee

River Road to Alt. A1A that is anticipated to start in the near future?

3. A Board team is looking into our insurance cost and shopping around, hopefully for

Better Rates.

4. Because of a lack of Board Member Volunteering, the Board Team is looking into Out-

Sourced HOA firms to take over these tasks, understanding that the potential cost

increases that will be added to our Budget could be Quite Substantial.

5) Election of Officers:

Office of President: John Vitsur has agreed to another term.

Office of Vice-President: Jeff Hallas is filling that position and taking on other duties.

Office of Secretary: Bob Whitmore has agreed to another term.

Office of Treasurer: Dan DiPersico has thankfully accepted another term (His Last), due to

a lack of any new Volunteers.

Frank Lofaso has offered to assist our team with additional help where needed.

5) Meeting was Adjourned.

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Thank You and Best Regards,
John Vitsur, President