

Date 2-19-2025.

Minutes of the Board Meeting of PAPOA

The Meeting is called to order by President, **Oscar Callejas** at 9:02 AM

Roll Call:

Oscar Callejas -Present

Rita Klopff - Present

Rod Fletcher - Present

Martin Pico - Present

Linda Carlisle- Present

Richard Wielandt – Present

Adele West - Present

Ed Codispoti- Absent

Lee Ramirez- Present

Mari Joiner, C.A.M - Present

Guest Speaker: Sgt. Gregg Johnson and Lt. Sprinkle

3Owners : Jim Strange, Vivian Williams, Caren Brinson

For ZOOM meeting press*6 to unmute.

* 9 to raise hand for comment.

- Establish a quorum of 8.

Guest Speakers: Sgt. Gregg Johnson and Lt. Sprinkle

- **Crime is down.**
- Beware of scams attacking your bank accounts. There is a Sheriff's Office scam. The phone number was cloned. Additional scams to be aware of: Gift card scams. Bitcoin scams. Sun pass, Apple, UPS, and websites. Always contact the entity yourself to check your account.

Approval of the Minutes

- **Oscar Callejas made a motion to approve the Minutes of 1-15-2025, Lee Ramirez seconded. All in favor, none opposed, motion carried.**

Reports of Officers:

President

- If you have a comment, please raise your hand, any resident will be given an opportunity to briefly (3 Minutes) give input or comment on the proceedings. At the end of the meeting, everyone will have another opportunity to speak.
- These instructions are being repeated.
 - Strict no Trespassing policy for Board Members. Permission to enter an owner's lot must be granted in writing.
 - All Owner complaints and items of concern should be directed to 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.

Schedule for Annual, Count, Organizational, and April BOD meetings.

Lee Ramirez made a motion to approve the following dates and times for the upcoming Annual and Election Meetings. Oscar Callejas seconded the motion, all in favor, none opposed, motion carried.

- Date for Annual Meeting. Saturday, April. 5, 2025, Location to be determined, Seabase will be contacted by Rita Klopf.
- Counting meeting will be on Friday April 4, 2025, 3:00 PM, Location to be determined. Rita Klopf will check with Library,
- Organizational Meeting to follow Annual Meeting.
- The April Board of Directors meeting will be on the third Wednesday, April 16, 2025, 9AM by ZOOM.
 - Mail out ballots will be done on or before March 5th.
 - **Martin Pico made a motion that the Deadline for candidates to volunteer is February 25, 2025. Lee Ramirez seconded the motion, all in favor, none opposed, motion carried.**

Vice President's Report: Martin Pico: None

Treasurer's Report: Rita Klopf:

- Finance Committee
 - Financial Statements for January 2025.
 - Bank Balances

BANK BALANCES 2-14-2025

FIRST HORIZON	
Operating Checking	58,375.38
Operating MM	\$226,310.65
Emergency MM	\$78,040.82
Replacement MM	\$56,832.34
Total	\$419,599.19
CENTENNIAL BANK	
Construction Checking	\$9,067.05
Total	
GRAND TOTAL	\$428,626.24

- Dues Collection report, \$14,200 down from \$59,550 outstanding last month.

Secretary's Report: Linda Carlisle: none

Committee Reports:

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

- ACC Meeting - a meeting will be scheduled if needed. The last meeting was only 20 Minutes.

Legal & Communications: Martin Pico, Chair, none

- **Recreation Committee:** Ricky Lopez: Chair. No report.

Maintenance:

- The pedestrian gate repair is working well, no additional work needs to be done at this time.
- Addition of Cameras at the Beach, at Vehicle gate and Property line. Discussed.
- Beach restoration is underway. The permit application has been submitted to the Village. Sand will be spread when permit is issued. Conch Lawn is performing the project.
- Additional rocks have been added to support shoreline trees.
- Send any emails regarding maintenance issues or needs to info@portantigua.net and Mari Joiner, CAM will forward.

Water Quality: Richard Wielandt, Chair

Nominations: Lee Ramirez, Chair:

- Linda Carlisle, Rita Klopff and Rod Fletcher are seeking re-election.
- An additional volunteer, Juan Carlos Penas has been added to the Ballot.
- Ballots will only be mailed to owners that have not consented to Electronic Notification of Meetings.

Security/ Crime Watch: Oscar Callejas, Chair

- Update on any events in the Community.
No incidents reported.
- MCSO Scam Alert, if you see something say something, do not get in 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.
 - **These telephone numbers are now available at the Bulletin Board at the Beach.**
- Lock your cars and homes, upstairs and down. Secure your boating items and any other valuables on your property.
- There is a law enforcement scam, ATM and Credit Card scam, and IRS scam. If you are a victim of the "cheese attack," take a video if you can.

Correspondence

- All emails were forwarded to the Committee Chairs.
- **ALL Email correspondence** that Board Members receive should be sent to info@portantigua.net. Mari Joiner, CAM will forward to Committee Chair. This is to maintain the continuity of information for the Association.

Manager's Report: Mari Joiner, CAM

- No estoppel fees. Two replacement cards were issued after restitution was received.
- Paper invoices were sent to owners that have not paid.

UNFINISHED BUSINESS

- The permit for Beach restoration has been applied for. There is a letter of response, approved by Attorney Rogel, to be sent to the person that complained about the permit. A copy will be sent to the Village also.
- Inspection will be conducted after the project is completed.
- The funds will come from the replacement account.
- **Martin Pico made a motion to approve the funds for the Beach project. Richard Wielandt seconded the motion, all in favor, none opposed, motion carried.**
- **Martin Pico made a motion to approve spreading of the sand at the discretion of Conch Lawn, the contractor. Oscar Callejas seconded the motion, all in favor, none opposed, motion carried.**

NEW BUSINESS

- Caren Brinson asks about the Letter her Attorney had sent to the Association again. It has been forwarded to Mr. David Rogel, Attorney for the Association.
- Linda Carlisle asks about a copy of the Owner Directory that was being worked on in 2024. Martin Pico will follow up on this.

Observer's Comments:

Caren Brinson reports dock lights are out.

Scaevola issues again. Previously discussed and dismissed.

Ramp usage at private home on Casa Bravo.

Replace the dead bushes at the ramp gate with native foliage that does not need watered.

There is a ditch created by the Trash Company trucks by the Boat ramp. Correct this.

Linda Carlisle made a motion to adjourn the meeting, Martin Pico seconded the motion, all in favor, none opposed, motion carried.

Adjourn at 10:08AM

Set Date for the Next BOD Meeting: Wednesday March 19, 9AM by Zoom only.

Next ACC Meeting to be scheduled.

Respectfully submitted, Mari Joiner, C.A.M.

Subject to change and approval at the next Board Meeting.

Signed: _____

Oscar Callejas (Apr 6, 2025 20:38 EDT)

Oscar Callejas, President, PAPOA BOD

- *Please report any incidents to the Sheriff's Department.*
- *The dispatch number is 305-853-3211.*
- *Crime stoppers 866-471-8477*
- *Local Police dispatch 305-664-6480**
- *Bulk Waste -Call to Schedule (305) 393-3300*

2-19-25 Minutes for signature

Final Audit Report

2025-04-07

Created:	2025-04-01
By:	Mari Joiner (info@portantigua.net)
Status:	Signed
Transaction ID:	CBJCHBCAABAAEBKHYi7I5U-964UvHxbBrGcGHWevAr5D

"2-19-25 Minutes for signature" History

-  Document created by Mari Joiner (info@portantigua.net)
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