

Date 3-19-2025.

Minutes of the Board Meeting of PAPOA

The Meeting is called to order by President, **Oscar Callejas** at 9:00 AM

Roll Call:

Oscar Callejas -Present
Martin Pico - Present.
Linda Carlisle - Present
Rita Klopff - Present
Rod Fletcher - Present
Richard Wielandt – Present
Adele West - Present
Ed Codispoti- Present
Lee Ramirez- Present

Mari Joiner, C.A.M - Present

Guest Speaker: Sgt. Gregg Johnson

1 Owner, Caren Brinson

For ZOOM meeting press*6 to unmute.

* 9 to raise hand for comment.

- Establish a quorum of 9

Guest Speakers: Sgt. Gregg Johnson

- Beware of scams, traffic update in construction areas, avoid using the “Old Road”, Card Sound still closed due to wildfires.

Approval of the Minutes

- **Oscar Callejas made a motion to approve the Minutes of 2-19-2025, Rita Klopff seconded. All in favor, none opposed, motion carried.**
 - Corrections, Name corrections, punctuation corrections.

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.

Vice President's Report: Martin Pico: None

Treasurer's Report: Rita Klopf:

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

BANK BALANCES 3-15-2025

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, 10 lots unpaid. \$6750.00 (\$750.00 In late fees)
- Transfer of funds to Replacement Money Market Account from Operating Account for 2024. The last transfer was in 2020.
 - Rita Klopf made a motion to approve a \$30,000.00 transfer to the Emergency Money Market account. Oscar Callejas seconded the motion, none opposed, motion carried.
 - Oscar Callejas will work on getting estimates for the replacement of features that would come from the Emergency Account and Replacement account.
- Establish Bank Account with Quickbooks so that owners get charges for ACH and Credit Card fees. Will apply to any fees generated before the next dues payments in January of 2026 such as ACH review fees, late charges, gate card fees.
 - Martin Pico made a motion to open a Quickbooks bank account, providing there are no fees to the association. Linda Carlisle seconded the motion, none opposed, motion carried.

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 before the Annual Meeting if needed.

Legal and Communications: Martin Pico, Chair: election is in process.

Recreation Committee: Ricky Lopez: Chair. No report.

Maintenance:

- Beach restoration spreading of the sand has completed. Permit was obtained. There are still some piles of sand, which we traditionally leave for the children to play in, or for spreading as needed until the next restoration.
- Owner reports some of the Dock lights are out.
- Send any emails regarding maintenance issues or needs to info@portantigua.net and Mari Joiner, CAM will forward.
-

Water Quality: Richard Wielandt, Chair:

- Fish deaths are happening again, but not in local waters.

Nominations: Lee Ramirez, Chair:

- **Linda Carlisle, Rita Klopff and Rod Fletcher are seeking re-election. One additional volunteer was included, Juan Carlos Pernas.**
 - **Approval of the Counting Committee. One additional volunteer would be appreciated as an alternate.**
 - Michelle Bianchi
 - Hermine Zavar
 - Lori Kreig
 - Maria Denis
- **Oscar Callejas made a motion to approve the count committee. Martin Pico seconded the motion, all in favor, none opposed, motion carried.**

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.
- Lock your cars and homes, upstairs and down. Secure your boating items and any other valuables on your property.

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.

UNFINISHED BUSINESS

- Martin Pico is still working on the Owner Directory and hopes to have it ready by the Annual Meeting.
- Any proposals or contracts pending over \$1,000.00 that are non-reoccurring expenses.

NEW BUSINESS: none

Please email your requests for New Business at the next meeting to info@portantigua.net for consideration.

Observer's Comments:

Thank you from Rita Klopff, Rod Fletcher, and Linda Carlisle for the years of being able to serve on the Board and Community.

Oscar Callejas made a motion to adjourn; Linda seconded the motion.

Adjournment. 9:34 AM

Set Date for the Next BOD Meeting: Wednesday April 16, 2025, 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 (Jun 19, 2025 15:40 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

3-19-25 Minutes pending approval

Final Audit Report

2025-06-19

Created:	2025-06-18
By:	Mari Joiner (info@portantigua.net)
Status:	Signed
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"3-19-25 Minutes pending approval" History

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