

Date 6-18-2025.

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 Klopf - Present

Rod Fletcher - Present

Richard Wielandt – Present

Adele West - Absent

Ed Codispoti- Present

Lee Ramirez- Present

Mari Joiner, C.A.M - Present

4 Owner, Caren Brinson, Ricky Lopez, Cowherd

For ZOOM meeting press*6 to unmute.

* 9 to raise hand for comment.

- Establish a quorum of 8.

Guest Speakers: Sgt. Gregg Johnson, Captain Lissette Quintero

Captain Lissette Quintero: Traffic unit was dispatched, and he was not received with welcome. Encountered resistance and bullied. Strive to keep the community safe. Will not share the actual party involved.

Gregg Johnson: Stop sign violations, Children driving golf carts recklessly, Speeding, alcohol being used by children. Perception is that it is a “free for all,” particularly on holiday weekends.

Child was given car keys by parent, speeding and crashing into a golf cart.

If juveniles are found in possession of alcohol, they will be issued juvenile citations, be seen by a Judge, the parents will have to sign or take them there. The laws apply everywhere.

Parents need to ensure their children are safe and abiding by the law. Tickets, arrests, juvenile citations, notice to appear will be issued. The laws will be enforced.

Driving a Golf Cart under the age of 18 you must have a driver's license .Eighteen and over you just need some type of identification. Hours of operation are sunrise to sunset.

On the fourth of July will be one Officer roaming, the others will be at the beach checking for trespassers, underage drinking, violation of the 300 foot no boating rule.

If you see a violation, call the non-emergency number and if available dispatch will send additional officer.

305-664-6480

Is a no Trespassing sign needed? Not necessary, call and report. Must be in the presence of the officer for an arrest. Consult your insurance company regarding your liability for an accident under these circumstances. Posting a lighted sign stating climb at your own risk might limit activity.

President Oscar: Lack of Parental control. Repeat juvenile offenders. Keep giving breaks to these kids needs to stop. They cannot be drinking beer, stealing fruit from trees, trespassing on private property, checking for locked doors and car doors. Parents need to be responsible for teaching them not to break the law and setting a good example.

Thank you to the Deputies.

Approval of the Minutes

- Oscar Callejas made a motion to approve the Minutes of 3-19-2025, Rita Klopf 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.

Vice President's Report: Martin Pico: None

Treasurer's Report: Rita Klopf:

- Finance Committee
 - Financial Statements for March 2025. April and May are on the ONR site. All is in order. Pam has reviewed them, and all are within the normal expenses and budget projections.
 - Bank Balances

BANK BALANCES 6-13-2025

FIRST HORIZON	
Operating Checking	\$18,073.17
Operating MM	\$203,619.77
Emergency MM	\$109,085.93
Replacement MM	\$57,422.03
Total	\$388,200.90
CENTENNIAL BANK	
Construction Checking	\$9,068.55
Total	
GRAND TOTAL	\$397,269.45

- Dues Collection report, \$3,000.00, in dues- 4 lots

- Transfer of funds of \$30,000 from Replacement Money Market Account to Emergency Account on 3-19-25.
- Transfer of funds of \$20,000 from the Operating Money Market Account to the Operating Checking Account for normal expenses on 3-19-25
- Establish Bank Account with Quickbooks so that owners get charges for ACH and Credit Card fees. Expect to have in place by the July meeting.

Secretary's Report: Lee Ramirez: none

Committee Reports:

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

- ACC Meeting - a meeting will be scheduled next week.

Legal and Communications: Martin Pico, Chair: none.

Recreation Committee: Ricky Lopez: Chair. No report.

Maintenance:

- Beach gate hinges have been received and are to be installed asap. Magnet not working, replace also.
- JC Pernas comments that there are BBQ grills that need to be replaced. Mari Joiner, CAM will get a count and order them.
- Replace the breaker box entirely for cameras and gate software. A temporary fix of 2 new breakers will just keep us running but the rust and corrosion in the box is extensive. It is just a matter of time until we lose power to the system. We both recommend that this be done by a licensed electrician because of the liability. The probable cost will be at least \$2,000, maybe more. Board approval requested by Richard and Rita, after the fiberoptic line was added to the box.
 - **Oscar Callejas made a motion to approve the replacement of the electrical box housing the internet hardware. Richard Wielandt seconded the motion, all in favor, none opposed, the motion carried. Rita will obtain estimates by licensed insured contractors.**
- Another camera facing the gate from inside the beach access. This will not only need an additional camera, but pvc piping as well. We were unable to get a good shot of the faces of the kids that have damaged the gate, this camera will allow us to capture the images clearly of anyone creating damage. The cost will be less than \$300.00.
 - **Oscar Callejas made a motion to add an additional camera at the beach entrance to capture anyone doing damage to the gate. Martin Pico seconded the motion, all in favor, none opposed, motion carried.**
 - Rita Klopff and Oscar Callejas thank Richard Wielandt for all his work on the camera system and working with Mari Joiner, CAM to maintain the computer connection to the box.

- Ricky Lopez addresses the erosion situation on the beach. He will volunteer his bobcat equipment to spread the already existing piles of sand to fill the areas. Oscar Callejas and Larry Coraggio will check with the Village to let them know that this is not a new sand delivery to ensure it will be covered by the already existing permit.
- Richard Wielandt suggested that the addition of more tables on the beach before the 4th of July holiday would be advantageous. He suggested concrete, but that might involve permitting. Oscar Callejas suggests additional wooden ones. Oscar Callejas will contact the vendor that delivered the last tables.
- Send any emails regarding maintenance issues or needs to info@portantigua.net and Mari Joiner, CAM will forward.

Water Quality: Richard Wielandt, Chair:

- Oscar Callejas comments that Founders Park beach is having its usual summertime bacteria issues. Port Antigua Beach does not have these problems because it flows and washes clean from the currents.

Nominations: Lee Ramirez, Chair:

Security/ Crime Watch: Oscar Callejas, Chair

Updates and Issues were addressed by the Deputies as guest speakers.

- 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:

- Various emails sent to the proper Committee Chairs.
- Letter from President Oscar Callejas to the Homeowners. On ONR in the Community feed. Just click on the VIEW DOCUMENT button.
 - If you have not created a log on for ONR, please email me at info@portantigua.net. Oscar Callejas instructs Mari Joiner CAM to send the letter from ONR to all owners by email and text.
 - Email from an owner regarding an owner parking overnight in the Beach Parking lot. Email and Violation letter sent to the owner. An update to all owners was sent regarding the parking lot policies also.
- There is no way to track who opens ONR. It is owners' responsibility to check.
 - Mari Joiner CAM encourages new owners to join ONR, emails Martin to send them an invite.
 - A New website is available until the old site is updated. Martin Pico says he has someone to update the old one and will be working on it. Mari Joiner CAM states that it is advantageous for the Buyers to view everything about the Association and is a more user-friendly

website. Another method of information access. Board Members are there in addition to more information.

- **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

- Five (5) estoppel fees, 4 at \$250.00, one at \$350.00 (expedited).
- Gate cards that were on back order were received from SecuraKey. Four replacement cards were issued as of 6-13-25, Additional cards will be processed this month. They were less expensive than orders from other vendors.
- You are encouraged to use the ONR site for all your information.
 - A new website that has community information is www.portantigua.info. This is a temporary site until the original www.portantigua.net site is updated.

UNFINISHED BUSINESS

- 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:

Caren Brinson wants to discuss her list of items. Oscar states that the BOD and the Committee Chairs are aware of the items she is concerned about. They are being considered with the broader interest of the community in mind. She has raised the matter of cancelled meetings again. Oscar Call Callejas reply is that it is a decision that is based on the existence of business to be discussed. Your three minutes are up.

Oscar Callejas made a motion to adjourn; Martin Pico seconded the motion.


Adjournment. 10:02 AM

Set Date for the Next BOD Meeting: Wednesday July 16, 2025, 9:00AM
by Zoom only.

Next ACC Meeting to be scheduled for next week.

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

Subject to change and approval at the next Board Meeting.

Signed: 

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