

Date 8-20-2025.

Minutes of the Board Meeting of PAPOA

The Meeting is called to order by President, **Oscar Callejas** at 9:05 AM

Roll Call:

Oscar Callejas -Present
Martin Pico - Present.
Linda Carlisle - Present
Rita Klopff - Absent
Rod Fletcher - Present
Richard Wielandt - Present
Adele West - Present
Ed Codispoti- Present Lee
Ramirez- Present
JC Pernas - Absent
Mari Joiner, C.A.M – Present

12 Owners, Manny 24, Odelmys Bello, Hermine Zavar, Bruce Wemple, Maria Denis, Caren Brinson, Guillermo Lopez, Olga Bengochea, Esther Merida, Bert Codispoti, Jack Rose, Annie Rose

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, Lt Sprinkle, Peter Freeza.

Sergeant Greg Johnson, 1. A kayak theft was attempted. The person has been identified, and a warrant has been issued. This was due to camera evidence. 2. There were thefts of electronics and knock and runs. Current scams are- someone identifying themselves as a federal agent, as Deputy Corey Bryant, public records requests, and central records email.

Peter Freeza spoke regarding flesh eating bacteria. There are none anywhere in the village or in the Florida Keys. This was just a rumor. In May and June fecal matter was detected at Founders Park. This could be animal or wildlife waste. The Culvert project has been permitted, the contractor has been retained, and funding is in place. Project to begin mid September. There are five sets of culverts in Lower Matecumbe. There will be lane closures but only one or two days on Gulfview Drive. November and December there will also be closures on Gulfview Drive. A question was asked about adding more in Port Antigua canals and Peter said he would check on that cost.

Approval of the Minutes

- **Martin Pico made a motion to approve the Minutes of 6-18-2025. Lee Ramirez seconded. All in favor, none opposed, motion carried.**
 - Approval of Minutes Annual Meeting Approval of Minutes Organizational Meeting. **Oscar Callejas made a motion to table approval of 2025 annual and organizational meeting minutes to the next meeting. Lee Ramirez seconded the motion.**

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 June and July 2025. All is in order. Pam has reviewed them, and all are within the normal expenses and budget projections.
 - Begin budget planning.
 - Bank Balances

BANK BALANCES 6-13-2025

FIRST HORIZON	
Operating Checking	\$41,013.27
Operating MM	\$134,619.01
Emergency MM	\$109,680.01
Replacement MM	\$57,734.74
Total	\$343,047.03
CENTENNIAL BANK	
Construction Checking	\$9,069.31
Total	
GRAND TOTAL	\$352,116.34

- Dues Collection report, \$3,080.00 open invoices.
 - Dues 2023-\$500
 - Dues 2024\$1750
 - Late fees \$530
 - Gate Cards \$300

- Transfer of funds of \$25,000 from Operating Money Market Account to Operating Checking Account on 8-15-25.
- Bank Account with Quickbooks is still being worked on.

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.

Legal and Communications: Martin Pico, Chair: none.

Recreation Committee: Ricky Lopez, Chair. No report.

Maintenance:

- New grills were installed where appropriate.
- 5 new picnic tables.
- Replaced hinges and one magnet on pedestrian gate. Made modifications for longer usage.
- Quotes for Chickee Huts are being collected.
- Quote for electrical system for Breaker box and wiring.
 - **Richard Wielandt made a motion to approve the quote for the Breaker Box, Oscar Callejas seconded the motion, none opposed, all in favor, motion carried.**
- Hose washing valve at beach repaired.
- Green tree and Palm tree trimming finished.
- Send any emails regarding maintenance issues or needs to info@portantigua.net and Mari Joiner, CAM will forward.

Water Quality: Richard Wielandt, Chair:

Items covered by Peter Freeza

Nominations: Lee Ramirez, Chair: none

Security/ Crime Watch: Oscar Callejas, Chair. Covered by Sergeant Gregg Johnson.

Updates and Issues were addressed by the Deputies.

- 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.
- **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.
- No gate cards.
- 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:

- Beach Policy Discussion.
 - Martin Pico will compose, along with the legal committee at a meeting, a set of clear rules and regulations for the use of the beach. Input, ideas and concerns from Owners or Board Members should be emailed to info@portantigua.net.
- Please email your requests for New Business at the next meeting to info@portantigua.net for consideration.

Observer's Comments:

Comments regarding beach: parking be limited to golf carts only, decals provided for identification of vehicles. Installation of a camera at an intersection in Port Antigua. Per Legal Committee Chair Martin Pico, Port Antigua is not authorized to monitor traffic on public roads. Golf cart decals discussed. Parking of Deputies at the beach in the parking lot discussed.

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

Adjournment. 10: 29 AM

Set Date for the Next BOD Meeting: Wednesday September 17th , 2025, 9:00AM by Zoom only.

Respectfully submitted, Mari Joiner, CAM.
Subject to change and approval at the next Board Meeting.


Meeting Notes (Oct 24, 2025 20:24:03 EDT)

Oscar Callejas, President, PAPOA BOD

- *Please report any incidents to the Sheriffs Department.*
- *The dispatch number is 305-853-3211.*
- *Crime stoppers 866-411-8477 Local Police dispatch 305-664-6480**
- Bulk Waste -Call to Schedule (305) 393-3300
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8-20-25 BOD Minutes draft

Final Audit Report

2025-10-25

Created:	2025-10-21
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