

Date 11-19-2025.

Minutes of the Board Meeting of PAPOA

The Meeting is called to order by President, **Oscar Callejas** at 9:01 AM

Roll Call:

Oscar Callejas - Present
Martin Pico - Present.
Rita Klopff - Present
Rod Fletcher - Absent
Richard Wielandt - Present
Adele West - Present
Ed Codispoti- Absent
Lee Ramirez- Present
JC Pernas - Absent

Mari Joiner, C.A.M – Present

3 Owners, Otto Ortega, Caren Brinson

For ZOOM meeting press*6 to unmute.

* 9 to raise hand for comment.

- Establish a quorum of 6.

Guest Speakers: Sergeant Greg Johnson, Discusses in the community. The Bicycle tour will happen on Saturday morning. Construction on the water pipeline around mile marker 90 will cause traffic delays. Be careful about fake money scams. Expect higher traffic during the Thanksgiving holiday.

Approval of the Minutes

- **Oscar Callejas made a motion to approve the Minutes of 10-15-2025. Martin Pico 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 Klopff:

- Finance Committee
 - Financial Statement for October 2025, Previous months are on ONR

August, September 2025.

- Bank Balances
 - BANK BALANCES 11/16/2025
 - FIRST HORIZON Operating Checking \$17,227.02
 - Operating MM \$115,680.93
 - Emergency MM \$110,582.13
 - Replacement MM \$58,209.59
 - Total \$301,699.67
 - CENTENNIAL BANK Construction Checking \$9,070.46
 - Total GRAND TOTAL \$310,770.13
- Dues Collection report - \$1,880 on open invoices, \$440 of late fees that are due.
- Establish Bank Account with Quickbooks update. Call with Quickbooks scheduled for today. Goal is to remove Otto Ortega from the account and establish a new account.
- Budget discussion under New Business

- Bank Balances 10-11-2025.

FIRST HORIZON	
Operating Checking	\$15,354.62
Operating MM	\$115,362.08.08
Emergency MM	\$110,277.33
Replacement MM	\$58,049.15
Total	\$343,047.03
CENTENNIAL BANK	
Construction Checking	\$9070.07
GRAND TOTAL	\$352,117.10

- **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 in the next week or two.

Legal and Communications: Martin Pico, Chair:

- Vote on the draft rules. Under new Business.

Recreation Committee: Ricky Lopez, Chair. No report.

Maintenance:

- The beach gate magnet was repaired.
- Send any emails regarding maintenance issues or needs to info@portantigua.net and Mari Joiner, CAM will forward.

Water Quality: Richard Wielandt, Chair:

- The culvert installations are underway.

Nominations: Lee Ramirez, Chair: none

Security/ Crime Watch: Oscar Callejas, Chair.

- 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.
- Scams are being conducted using AI, beware of them.
- A question was asked about using pellet guns for iguana control, they are OK, just make sure there is a clear shot, and it is a humane kill.

Correspondence:

- Various emails sent to the proper Committee Chairs.
- Tax bills, which we have paid.
- Potential letter to the Village Regarding the condition of the streets in Port Antigua.
- **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 were sold.
- 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

- Budget for 2026. Rita Klopff is doing revisions. **Martin Pico made a motion to approve the 2026 budget with Rita's revisions. Oscar Callejas seconded the motion, none opposed, all in favor, the motion carried.**
- Any proposals or contracts pending over \$1,000.00 that are non-reoccurring expenses.

NEW BUSINESS:

- Results of rules and Beach Policy Workshop
 - **Martin Pico made a motion to approve the Revised rules and Regulations including Beach Policies. Oscar Callejas seconded the motion. None opposed, all in favor, motion Carried.**
- Conch Lawn and Tree contracts for 2026 to 2028.
 - **Oscar Callejas Made a motion to approve the contracts. Richard Wielandt seconded the motion. None opposed, all in favor, motion Carried.**
- Community Association Manager 2026 Contract.
 - **Rita Klopff Made a motion to approve the CAM contract with adjustment regarding duties and salary. Oscar Callejas seconded the motion. None opposed, all in favor, motion Carried.**
 - Please email your requests for New Business at the next meeting to info@portantigua.net for consideration.

Observer's Comments:

Karen Brinson requests that the bylaws be revised by someone she knows. Per Martin Pico, the bylaws would only be revised by the association attorney, Mr. David Rogel.

Oscar Callejas made a motion to adjourn, Richard Weilandt seconded the motion, all in favor, none opposed, the motion carries.

Adjournment. 10:01 AM

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

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

Oscar Callejas, President, PAPOA BOD

- *Please report any incidents to the Sheriff's 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*