

**Date 10-15-2025.**

**Minutes of the Board Meeting of PAPOA**

The Meeting is called to order by President, **Oscar Callejas** at 9:07 AM

**Roll Call:**

Oscar Callejas - Present

Martin Pico - Present.

Rita Klopf - Present

Rod Fletcher - Present

Richard Wielandt - Present

Adele West - Present

Ed Codispoti- Present

Lee Ramirez- Present

JC Pernas -Present

Mari Joiner, C.A.M – Present

3 Owners, Otto Ortega, Caren Brinson, Hermine Zavar

For ZOOM meeting press\*6 to unmute.

\* 9 to raise hand for comment.

- Establish a quorum of 9.

**Guest Speakers:** none

**Approval of the Minutes**

- **Oscar Callejas made a motion to approve the Minutes of 8-20-2025. Rita Klopf seconded. All in favor, none opposed, motion carried.**
- **Oscar Callejas made a motion to approve the Minutes of the Annual Meeting 4-2-2025. Rita Klopf seconded. All in favor, none opposed, motion carried.**
- **Oscar Callejas made a motion to approve the Minutes of Organizational Meeting 4-2-2025. Adele West 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](mailto: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 Statement for October 2025, Previous months are on ONR August, September 2025.
  - Bank Balances
  - Dues Collection report-open invoices. \$2,967.18 open invoices.
    - Mari Joiner CAM to send reminders to open invoices.
  - Transfer of \$20,000 from Money Market to Operating Account
  - Establish Bank Account with Quickbooks update.
  - 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.

- Adele West will send addresses of properties with construction observed for Mari Joiner, CAM to research.
- ACC Meeting - a meeting will be scheduled in the next week or two.

**Legal and Communications:** Martin Pico, Chair:

- A meeting of the Legal Committee will be scheduled to review the draft of the Beach Policy. Mari Joiner, CAM will Post it to ONR.

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

**Maintenance:**

- The work discussed for the breaker box by Richard Weiland at the last meeting has been completed under his supervision.
- Send any emails regarding maintenance issues or needs to [info@portantigua.net](mailto: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.
- **ALL Email correspondence** that Board Members receive should be sent to [info@portantigua.net](mailto: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

- One estoppel fee at \$250.00.
- One gate card was sold at \$100.00.
- You are encouraged to use the ONR site for all your information,
  - A new website that has community information is [www.portantigua.info](http://www.portantigua.info). This is a temporary site until the original [www.portantigua.net](http://www.portantigua.net) site is updated.

#### **UNFINISHED BUSINESS**

- None
- Any proposals or contracts pending over \$1,000.00 that are non-reoccurring expenses.

#### **NEW BUSINESS:**

- Add new pebble pea rock layer to entire parking lot and dock areas. To be arranged. Let Maintenance Chair know.
- Discuss creating a Proposal to add a new commercial grade, galvanized, 4 Seat Swing Set, to the beach area. Research needs to be done for this including insurance liability, insurance cost, and cost of the project.
- Budget for 2026.
  - The budget was reviewed line by line By Rita Klopff, Treasurer. There are still some items with price increases that have not been determined. The Treasurer will research these and make adjustments to the budget to present it to the board at the next scheduled meeting.
- Please email your requests for New Business at the next meeting to [info@portantigua.net](mailto: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. 9:54 AM**

**Set Date for the Next BOD Meeting: Wednesday November 19<sup>th</sup>, 2025, 9:00AM**

by Zoom only.

Respectfully submitted, Mari Joiner, CAM.

Subject to change and approval at the next Board Meeting.

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**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