

**From:** PointBrittanyHOAWatch <pointbrittanyhoawatch@gmail.com>  
**Sent:** Monday, July 15, 2024 9:56 PM  
**To:** PointBrittanyHOAWatch  
**Subject:** PB HOA WATCH | What you should know about the July 18, 2024 PBAC Board Meeting

The PBAC Board is meeting on July 18, 2024, to vote on the motions to approve the three resolutions they planned to approve at their June 20, 2024 meeting. The June 20th meeting, which approximately 143 people attended, was abruptly adjourned by PBAC President Pete Taylor. No explanation has been offered for the abrupt adjournment, but it occurred when the Board moved to vote on the motions while residents were still waiting to be recognized to ask questions.

You should have received notice of the July 18, 2024, meeting along with the details of each Resolution and a page entitled Meeting Rules. If you did not, contact the Management Office and request your copy, or you can find them on Vantaca or on [pointbrittanyhoawatch.com](http://pointbrittanyhoawatch.com) under the Files menu.

There is little doubt that the Board will move forward and vote to approve these motions despite owner concerns and disapproval. It's sad and frustrating when the people you elect to represent and protect your interests won't take the time or honestly explain why they feel the need to enact such restrictive and authoritarian procedures when no previous Board deemed it necessary.

With major increases in costs, owners want answers about how the Board is managing our investment and community. There is discontent, and many owners have lost trust in our PBAC Board members and Resource Property Management, which does not have the same fiduciary responsibilities as Board Members. RPM is a for-profit business.

### [Act now to stop the PBAC Board from limiting your rights as owners.](#)

The vote is in three days. Go on record and ask your PBAC representatives to Vote No on these motions at the PBAC Board Meeting on July 18, 2024. They may not listen, but you will have documented your objections.

### [Take notice, Point Brittany Owners!](#)

Here are a few reasons the Board needs to abandon the resolutions' approval or significantly modify the resolutions before approving them.

### [No evidence of supporting procedures to support the resolutions](#)

There must be evidence that the Board or RPM has the necessary processes and procedures to support these resolutions before they are approved. Currently, there is no evidence of this being the case. Have they honestly thought this through? How do you notify the Board that you will be recording a meeting? You must do this at least 24 hours in advance of the meeting. Can you notify them now if you intend to record the April PBAC annual membership meeting? Who do you inform? Do you send an email or a letter by certified mail? How do you prove the recipient received your notification so you do not get fined? Once the resolutions are approved, will we need to send a certified letter to the Association Manager or Board Secretary to inquire why RPM keeps messing up our payment accounts and making

erroneous late charges? Will their response be by certified mail? As owners, we should have written answers to these and other procedural questions before the vote.

### Increased hassle and cost of owners and lack of process clarity

Once the Board approves these resolutions, you will need to familiarize yourself with Certified Mail. If you have an inquiry for the Board, you can address your question to the Association Manager or Board Secretary. But it will now cost you a trip to the post office (unless you want to set up an account online, print labels, and complete your transaction remotely) and money to submit your inquiry. Then sit back and wait up to a minimum of 30 days because that's how long the Board can take to respond to your inquiry. Notice the Resolution does not state you will get an answer to your question; it is just a response. This method is a far cry from stopping by the office, sending your inquiry via email, or using Vantaca to submit a request or question (although the last option currently needs fixing).

### Limited ability to make inquiries and 30-day response time

You will be limited to one inquiry per unit in a 30-day period. What constitutes one inquiry? What if you have a question about the response (or lack of answer) to your one inquiry? Do you wait another 30 days to repeat the process to ask your question about the answer to your original question? Some of us are old, and at the one question-a-month rate, we may not be around to get an answer to our questions. Perhaps that is the point of this process: make it more difficult for owners to make inquiries and get answers, and maybe they will stop asking questions.

### No information about enforcement and fines or Board conduct

Who is the arbitrator if the need to enforce the Owner/Resident Conduct Rules arises? Who determines what behavior is intimidating or harassing? Do these rules apply to our Board of Directors? They are also owners; will they be held to the same account? Because frankly, we have had several occurrences of Board members breaching these rules, such as allowing the posting of defaming material about owners in building lobbies; suggesting at a board meeting that 'they have dirt' on an individual to silence them during a meeting; having t-shirts made and wearing them to a community event intimidating and mocking an owner; and Board members losing their tempers at meetings and intimidating owners. So, who becomes the judge in these instances? Can any owner call foul and pursue enforcement of a fine, or just the Board or Association Manager? And how much are the fines the Board can levy on an owner they deem to break the rules?

### No response about sync with Florida Statutes

Are these resolutions in sync with the recently passed Florida Statutes, or do they go beyond them? This question and others have been documented and asked of the Board but remain unanswered.

These are just a few of our many questions about the resolutions, we would like to know yours. If you want to share these with us, please message us at [pointbrittanyhoawatch.com](http://pointbrittanyhoawatch.com) or [pointbrittanyhoawatch@gmail.com](mailto:pointbrittanyhoawatch@gmail.com) where you could even copy your Board representatives on the email!

## [What can you do?](#)

Again, we suggest you contact your Board members, Building Manager, PBAC Representatives, and Karel Costa-Armas, General Manager Point Brittany Administrative Corporation, and ask them to explain their position on the resolutions.

At the June 20, 2024, PBAC meeting, we were disappointed that some building representatives felt it was up to the owners to contact them about issues that concern them. While this is a good practice for owners to adopt, it is even better if representatives proactively seek out and support the concerns and issues of those they represent. Some do this, and others do not. After all, you elect them in most cases, and they should care about your opinions.

We strongly believe that these resolutions are unduly restrictive of our rights as homeowners and are being rushed to approval to circumvent our due rights as owners.

Has healthy debate disappeared from Point Brittany? When did differences of opinion between neighbors start being treated as personal slights? Lately, it seems that anyone questioning our PBAC Board or RPM actions or daring to have a different point of view is dismissed as a threat or 'difficult' and deserves retribution.

Let's do better

Thank you for reading, and thank you to those who have registered as supporters of our work representing the rights of Point Brittany owners!

*This message is from a group called Point Brittany HOA Watch. Please visit our website at <https://pointbrittanyhoawatch.com/> to learn more about our efforts and contribute to our community. This site is currently under development but accessible. If you visit the site, enter your email address at the bottom of the page to ensure you get updates.*

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### **Point Brittany HOA Watch**

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