

**AAPOA Board Meeting Minutes**  
**Feb 27, 2020**

Date/Time: 2-27-20 6:30 PM

Location: Tractor shed

**Draft Minutes – Not yet approved by Board**

**Attendance**

Board Members: Jeff Goins, Bob DiGiovanni, Debbie Brenner, Lou Cicalese, Jon Schellenger

Members: 18 members present

Meeting called to order by Jeff Goins at 6:30 PM.

**Opening remarks** by Jeff Goins:

Jeff welcomed Lou Cicalese to the Board, and welcomed Bob DiGiovanni continuing as a Board member. He thanked previous board members for their service.

Jeff thanked June Beers for setting up the facility for the annual meeting.

Jeff thanked Jon Schellenger for his runway preservation presentation at the annual meeting.

**Secretary's Report**

Minutes of the previous meeting were summarized (complete copy of the Dec. 14 meeting on website). Motion by Debbie Brenner to accept minutes, seconded by Lou Cicalese. Motion passed 5-0.

**Treasurer's Report**

June Beers

Tax forms have been completed and sent to the IRS and State of Florida. AAPOA is a non-profit and pays zero tax.

There is an estoppel request for one lot that should close in March. One lot closed the week of this meeting and June is awaiting arrival of the estoppel payment.

\$29,938 – checking account balance. \$3,023 – savings account balance.  
2020 budget - \$84,761. Spent to date - \$6,722.

June advised that the website needs to be updated to state the current payment collection policy.

Motion by Bob DiGiovanni to accept the Treasurer's Report, seconded by Debbie Brenner. Motion passed 5-0.

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**Committee Reports**

**ARC**

Albert Heidinger

ARC approved a pool for the Bruhns, and the Hammers' driveway.

**Air Ops**

Jon Schellenger

The lamps in the beacon have been replaced with LEDs one month ago and are working properly. Jon said that per the beacon manufacturer, halogen lamps are prone to early failure due to the current materials used.

Bird spikes have been placed on the beacon.

Several runway and taxiway light bulbs have been replaced.

The PAPI enclosures are to be replaced and have been previously budgeted for.

Jeff Goins requested that Air Ops repaint and/or clean the runway and taxiway lights.

**Beautification**

June Beers

No new information.

**Grounds**

Val Brenner

Soil samples were taken from 30 irrigation zones and sent to Diamond R for analysis. The results will guide Grounds' action in applying chemicals and seed or planting grass. The center taxiway will most likely be planted with Zoysia grass, which is more shade-tolerant. Information needs to be obtained on Zoysia vendors and the installation process.

Discussion followed regarding how samples are obtained. Each sample is from the surface to six inches deep.

June Beers requested a quarterly spending plan to be provided by the Grounds Committee.

Jeff Goins appointed Bob DiGiovanni as the Board liaison to the Grounds Committee.

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**Hospitality**

Deb Ward

January: Two get well baskets were delivered to residents.

**Website**

Albert Heidinger

No new information.

**Old Business**

**Covenant Amendment**

Jeff Goins discussed the amendment proposed to Covenant 4.1. The vote tallied at the annual meeting failed. 51 votes were required for it to pass – the vote was 43 Yes, 6 No. The issue was originally due to AAPOA's attorney being asked for an opinion as to the application of 4.1. The attorney's opinion was that it does not allow a third building on a lot.

Jeff stated that the opinion puts the association at odds with past practice allowing ancillary structures. Jeff Goins and Lou Cicalese both said that their personal attorneys stated that 4.1 does permit ancillary structures, and that if the issue would go to court, that AAPOA would likely lose. If that occurred, Florida law would require AAPOA to pay the plaintiff's attorney fees.

Discussion followed between members and the board. Rich Lanning suggested that the board send out a new ballot with clarifying information for a new vote on the amendment. Further discussion covered procedures for the vote, including that a special meeting would be required.

**Bylaw Amendment**

The proposed bylaw amendment deleting the annual audit requirement passed. It must be recorded with the County.

**New Business**

**Runway Preservation**

Runway preservation was approved by the membership at the annual meeting. Discussion took place about the process to seal/top the pavement. A meeting with an engineer will take place to set the specifications, and three estimates will be obtained from paving companies. The estimates will include project management. The engineer who assesses the runway and writes the specifications will not work for a paving company; he will be independent.

A community meeting will follow at which the members will decide which bid to accept. The process will begin at the start of June 2020, and the assessment will be billed at the end of June.

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Community Cleanup

Jeff Goins has been approached regarding houses falling into disrepair. The covenants set a standard to maintain properties, and they are not being followed by some owners. Jeff proposed sending an email notice to the community, and asked Lou Cicalese to determine how to proceed.

Fly-in

Roger Brown gave an update as to expected arrivals and guests. Lou Cicalese thanked Roger for the notice and safety information sent to the community.

Jeff Goins noted that AAPOA is insured for the fly-in.

**Community remarks/Discussion of other issues**

Dick Aziere requested that the owners of the Block 1, Lot 7 (Mach One Dr.) be notified to mow the overgrown grass on their vacant property.

**Adjournment**

Motion by Bob DiGiovanni to adjourn the meeting, seconded by Jon Schellenger. Passed 5-0.

The meeting was adjourned at 7:31 PM.