



Pine Pointe Homeowners Association
PO Box 182151, Shelby Township, MI 48318



President: Mike Filippelli **Treasurer:** Gino Catenacci **Secretary:** Nanette Mapes



Annual Meeting Minutes – October 2020 Online Meeting

Since we were not able to meet in person, the financial information, items for voting, and information from the board was in contained in an on-line form. The on-line form link was emailed to homeowners that we had confirmed and valid email addresses for.

Pine Pointe Homeowners that responded:

Addresses		
15610 Clinton Ave	55445 Pacific Ridge Dr	55685 Placid Dr
15638 Clinton Ave	55568 Pacific Ridge Dr	55756 Placid Dr
15671 Clinton Ave	55579 Pacific Ridge Dr	15759 Retreat Dr
15642 Eskelinen Dr	55596 Pacific Ridge Dr	15798 Retreat Dr
15675 Eskelinen Dr	55607 Pacific Ridge Dr	55557 Serene Dr
15618 Haven Dr	55624 Pacific Ridge Dr	55613 Serene Dr
15623 Haven Dr	55635 Pacific Ridge Dr	55818 Serene Dr
15651 Haven Dr	55493 Placid Dr	55908 Serene Dr
55171 Pacific Ridge Dr	55532 Placid Dr	55944 Serene Dr
55277 Pacific Ridge Dr	55549 Placid Dr	15790 Tranquil Dr
55305 Pacific Ridge Dr	55644 Placid Dr	

Message from the Board: Mike Filippelli, Gino Catenacci, & Nanette Mapes

This year has been one for the record books. We hope that all of our fellow Pine Pointe Residents are doing well. Since we are not able to have an in-person meeting, we're conducting everything via email and Google forms.

For all the dog walkers in our neighborhood, please pick up after your pet. We've received a few complaints of walkers not picking up after their pets.

Reminder that the speed limit on all streets in Pine Pointe is 25 mph. Please slow down and be respectful of your neighbors.

We are hoping to send all dues statements and subdivision information via email. We have received confirmed email addresses for about 70% of our owners. Since you're completing this form, you're one of them -- thank you for supplying it! The board will continue to reach out to the households that we haven't heard from to reach 100%.

Our annual income and expected total expenses for 2020 are expected to create deficient. Our current income and expenses don't allow us to add to our savings for emergency repairs or unexpected expenses. The limestone rocks at the entrance are over 20 years old and are starting to deteriorate. We need to start planning for replacing them in the coming years. The board is recommending an increase of the annual dues to \$150.

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Financials

2019 Calendar Year Financials

2019 Income Summary	
Balance Brought Forward	\$8,230.20
Income Dues	\$14,070.00
Income Other	\$1,263.16
Total Income	\$15,333.16
Total Expenses	\$17,008.74
Net Income	-\$2,938.74
2019 Ending Balance	\$6,554.62

2019 Expenses	
Snow	\$ 2,955.00
Salt	\$ 3,839.00
Landscaping	\$ 6,192.00
Christmas Lights	\$ 1,650.00
Sprinklers	\$ 202.08
Utilities	\$ 970.54
Insurance	\$ 668.00
Other	\$ 532.12
Total Expenditures	\$ 17,008.74

2020 Calendar Year Financials

Income:		
Dues	\$15,320.00	
Interest	\$0.25	
River Point Snow/Salt Repayment	\$279.20	
Total Income:		<u>\$15,599.45</u>
Expenses Paid to Date:		
Landscaping	\$5,436.00	
Snow Removal (Jan - Mar)	\$1,677.00	
Sprinklers	\$2,582.50	
Utilities	\$517.03	
PO Box Rental	\$254.00	
Stamp - Dues Mailing	\$60.50	
Insurance	\$677.00	
Salt	\$1,047.00	
Sub-Total Expenses Paid to Date		<u>\$12,251.03</u>
Planned Prior to End of Year		
Snow Removal (Nov & Dec)	\$918.00	
Holiday Lighting	\$1,750.00	
Utilities	\$500.00	
Salt	\$700.00	
Sub-Total Planned Expenses		<u>\$3,868.00</u>
Estimated Total Expenses		<u>\$16,119.03</u>
Estimated Grand Total for 2020 Calendar Year		<u>(\$519.58)</u>

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Cash Flow Information

Bank Account Balance as of 10/31/2020	\$9,903.04
Expected Cash Flow 11/2020 - 3/2021	
Snow Removal	(\$2,995.00)
River Pointe Portion Snow	\$509.15
Salt Application	(\$3,850.00)
River Point Portion Salt	\$654.50
Holiday Lighting	(\$1,750.00)
Utilities	(\$600.00)
PO Box Rental	(\$260.00)
Sub-Total	(\$8,291.35)
Expected Bank Account Balance prior to 2021 Dues	\$1,611.69

New Business:

1. Dues vote: Increase annual dues to \$150.

Dues vote: Increase annual dues to \$150	Total
Yes	22
No	10
Grand Total	32

This motion passed and the dues for 2021 will be \$150.

Pine Pointe HOA Board Elections for 2021

2. President

President	Total	Winner
Mike Filippelli (incumbent president)	27	**
Richard T Marciniak	4	
Abstain	1	
Grand Total	32	

3. Treasurer (Gino Catenacci, the incumbent treasurer, has declined the nomination for 2021)

Treasurer	Total	Winner
Nanette Mapes (incumbent secretary)	21	**
Richard T Marciniak	10	
Abstain	1	
Grand Total	32	

4. Secretary

Secretary	Total	Winner
Richard T Marciniak	19	**
Nanette Mapes (incumbent secretary)	12	
Abstain	1	
Grand Total	32	