

MINUTES OF BOARD OF DIRECTORS REGULAR MEETING
WEDNESDAY January 24, 2018 6:00PM

BOARD MEMBERS PRESENT: Joan Kohler, Mike McCoy, MaryAnn Smith
Don Gray and Al Giannone

OTHERS PRESENT: Gail Denny – Property Manager

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Approved as Submitted

The Chair announces that the meeting is called to order at 6:00 pm, and to let the minutes reflect that all five (5) Board members are present. The Pledge of Allegiance was recited. The Chair announces the agenda and speaking rules that are in the packet.

President's Comments- There were none.

Member comments: There were member comments.

Review Minutes/Accept – The Chair announces the minutes that are in the packet, Mike McCoy moves that we adopt the minutes for December 8, 2017 special meeting as submitted. MaryAnn Smith seconds, motion passed. 3/2 Don Gray and Al Giannone Abstained

MaryAnn Smith moves to accept the minutes as submitted for the December 20, 2017. Mike McCoy seconds, motion passed. 5/0.

Communications

Manager and Committee Reports – Are in the Packet.

Treasurer's Report - The Chair announces the Treasurer Report that is in the packet. Mike McCoy moves to accept the Treasurer's report for December 2017 subject to audit. Joan Kohler seconds, motion passed. 5/0

Communications: The Chair asked if anyone wished to speak on their reports and there were no committee chair comments or updates from Community Manager Gail Denny.

There were resident communications as were allotted in the open communication time presented for (30-minutes).

Unfinished Business –

- A) **Gulf to Lakes Proposal/Vote:** The Chair announces that two board members had a meeting with Gulf to Lakes; the board was given an outline of the meeting. The Chair asks Community Manager Gail Denny to give a brief explanation and highlights of the meeting; a map was shared. Mike McCoy moves to table this proposal to receive further information and to reach out to those Pine Ridge owners that may be directly affected. Don Gray seconds, motion passed. 5/0

January 24, 2018 BOD Mtg. Minutes Adopted

New Business - The Chair announces New Business

- A) Manager Employment Agreement with Extension/Vote:** Al Giannone moves to table this until the board can discuss the item. Don Gray seconds, motion passed. 5/0
- B) Rental Background Screening Rules and Fees/Vote:** The Chair announces the proposal placed in the packet to make changes to the current rules and fees. MaryAnn Smith moves to accept the changes as mentioned and consult legal regarding parameters that we would use to legally refuse someone. Mike McCoy seconds, motion passed. 5/0
- C) Main Arena Fencing Proposal/Vote:** The Chair announces that we have in our packet the bid for the Main Arena Fencing. Mike McCoy moves to table until the Pine Ridge Equestrian Liaisons (PREL) has a chance to review this. Al Giannone seconds, motion passed. 5/0
- D) Tax Deed Sale/Vote:** The Chair allows Community Manager Gail Denny to explain the property in question. Al Giannone moves that we allow Gail Denny to bid on this property up to \$6,500.00. Joan Kohler seconds, motion passed. 5/0
- E) PREL Committee Appointment/Vote:** The Chair announces that we have a request to add members from the committee chair. MaryAnn Smith moves to approve the committee selection submitted by Carol Bartolet. Mike McCoy seconds, motion passed. 5/0
- F) Voting Precinct 109 Reinstatement/Vote:** The Chair asks Community Manager Gail Denny to explain the matter. MaryAnn Smith moves to allow the elections to take place here as the voting precinct. Don Gray seconds, motion passed. 5/0
- G) Request for Guidance from Legal on Ballot Cutting/Vote:** The Chair announces that the election manual is being reviewed for proposed changes and there is some question with regard to cutting the original ballots after an election. Mike McCoy moves to consult with legal on the legality of cutting ballots and proceed from there. Joan Kohler seconds, motion passed. 5/0
- H) Legal/collections/Fine/Vote:** The Chair turns this over to Community Association Manager Gail Denny to explain each case.
- Item A:** MaryAnn Smith moves that we allow legal to present an offer to the mortgage holder not to exceed \$13,000.00 and that we do not pay real estate taxes until we get an answer. Mike McCoy seconds, motion passed. 5/0
- Item B:** Al Giannone moves to fine these people \$100.00 per day up to the maximum of \$1,000.00 Don Gray seconds, motion passed. 5/0.

Item C: Joan Kohler moves that we deny the application. Al Giannone seconds, motion passed. 5/0

Item D: Al Giannone moves to fine these people \$100.00 per day up to the maximum of \$1,000.00 Mike McCoy seconds, motion passed. 5/0

I) Estoppel Format Revised Per F.S. 720/Vote: The chair allows Community Manager Gail Denny to explain the reason for the update. Mike McCoy moves to adopt the estoppel letter approved by legal and submitted to the Board. Don Gray seconds, motion passed. 5/0

J) Other: Nothing under other.

8. Adjournment

The Chair adjourned the meeting at 8:12 pm

Respectfully submitted by: MaryAnn Smith, Secretary
