

MINUTES OF BOARD OF DIRECTORS REGULAR MEETING
WEDNESDAY February 28, 2018 6:00PM

BOARD MEMBERS PRESENT: Joan Kohler, Mike McCoy, MaryAnn Smith
Mike Perry and Maggie Case

OTHERS PRESENT: Gail Denny – Property Manager

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Approved as Submitted

The Chair announces that the meeting is called to order at 6:05 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- The Chair announces that Al Giannone and Don Gray resigned and that they welcome Mike Perry and Maggie Case to fill their seats until the new election takes place.

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 January 19, 2018 special meeting as submitted. Mike Perry seconds, motion passed. 5/0

Mike McCoy moves that we adopt the minutes for January 31, 2018 special meeting as submitted. Mike Perry seconds, motion passed. 5/0

Mike McCoy moves to table the minutes of the January 24, 2018 regular board meeting. Maggie Case 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 January 18 subject to audit. Maggie Case seconds, motion passed. 5/0

Communications: The Chair asked if anyone wished to speak on their reports and there were no committee chair comments. Community Manager Gail Denny gives updates and explains that she will go over the format for PREL report at their next meeting.

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

Unfinished Business –

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- A) **Manager Employment Agreement with Extension/Vote:** Remains open and left on the table.
- B) **Main Arena Fencing Proposal/vote:** The chair announces the bids are in the packet and allows Maintenance Manager Lori Castellese to explain the specific re-fence needs out at the main arena. Mike McCoy moves to accept Anderson Specialty Service Bid for \$8,680. Mike Perry seconds, motion passed. 5/0

New Business - The Chair announces New Business

- A) **ADC Committee Alternate Appointment/Vote:** Withdrawn.

Candidate Night Meeting Dates/Vote: Maggie Case moves to host Candidate's night as follows: March 14, 2018 at 11 AM and 7 PM, as well as March 21, 2018 at 2 PM and 7 PM, and with the rules of orders as stated by Mike Perry, five-minute introduction by each candidate. The order of the presentation will be by "luck of the draw" numerical tokens with valued from one to the number of candidates in attendance. Tokens will be placed in a hat and drawn by the candidates. The candidate with the lowest number will go first followed by the candidate with the next number until all candidates have spoken.

Following the introductions questions will be asked by the homeowners in attendance. The order of the answers will start with the candidate with the number two token and progress to numerically through the candidates with the candidate holding the number 1 token answering last. The first to answer subsequent questions will be the candidate holding the token number equal to the token number of the candidate that first answered the previous question plus one; the board will vote on the dates and times for candidates' night each subsequent year. Mike Perry seconds, motion passed. 5/0

- B) **Sun Coast Toll Road II Committee Chair Appointment/Vote:** The Chair announces that Jamey Clovis currently serves the Road Committee as Chair and has offered to serve this committee. Joan Kohler moves to appoint Jamey Clovis as Chair of the Sun Coast Toll Road II Committee. Mike McCoy seconds, motion passed. 5/0

Mike Perry moves to allow Jamey Clovis membership to the Citrus County Council authorizing \$75.00 for the annual membership fee. Mike McCoy seconds, motion passed. 5/0

- C) **Computer Server Software and Website and Software Upgrade/Vote:** Remains open and left on the table.
- D) **Community Communications Services & Policy/Vote:** Remains open and left on the table.
- E) **Election Manual Proposed Updates/Vote:** MaryAnn Smith moves to accept the proposed changes as offered. Maggie Case seconds, motion passed. 5/0

Maggie Case moves to amend the election procedure manual to include under page 3 phase I, paragraph 3: Meet The Candidates Night and that it be required in either February or March and will be moderated by the Election committee with

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dates to be determined by the Board of Directors. Mike Perry seconds, motion passed. 5/0

F) Community Cable Issue/Discussion/vote: Mike Perry moves to authorize the manager for the newsletter, website and welcome packet that Pine Ridge Property Owner's Association, Inc. has no affiliation with the Spectrum. In addition, to send an email or letter to the local Spectrum office. Mike McCoy seconds, motion passed. 5/0

G) Boys & Girls Club Charity Event/Vote: The Chair announces the data in the packet and allows MaryAnn Smith to speak on this event. Mike Perry moves to permit the April 21, 2018 event from 10-3 PM. Maggie Case seconds, motion passed. 5/0

H) Bylaws Amendment/Vote: Mike Perry moves to change the first occurrence of the word "may" to the words "will and must" in the first paragraph in section 9 of the association's bylaws. Mike McCoy seconds, motion passed. 5/0

Mike Perry moves to strike from Article IV Committees section 2. A. "Alternates must be drawn from previous ADC committee members." Joan Kohler seconds. Mike Perry moves to end the debate. Motion failed 3/2 with MaryAnn Smith, Mike McCoy and Maggie Case opposed.

I) Legal/Collections/Fine/Vote: The Chair allows Community Manager Gail Denny to explain the matter. Mike Perry moves to authorize \$3,000.00 to bid at tax deed sale with deposit. Mike McCoy seconds, motion passed. 5/0

8. Adjournment

The Chair adjourned the meeting at 8:50 pm

Respectfully submitted by: MaryAnn Smith, Secretary
