

Manager's Report

Pine Ridge Property Owners Association, Inc.

To: The Board of Directors

From: Gail A. Denny, AMS, CMCA, LCAM

Date: March 23, 2018

1. Maintenance is caring for the common facilities; US Lawns continues to provide landscape services, and irrigation checks for the 491 and 486 entrances, as well as specific areas of the 94-acre community center complex. We received reimbursement for the Mustang column and sign, the column is complete and the sign is under construction. The 486 sign repairs are complete. **Maintenance:** Trail crossing painting is not complete as we have new board to replace and paint and the weather is not conducive to painting. Therefore, the status of painting the crossing is on hold. Trail bush hogging; we will identify the immediate areas in need and will present a plan to the PREL to coordinate all work needed.

2. We are actively collecting on delinquent accounts through the coordinated efforts of this office and the associations' attorney. Legal has no payments pending release. However, they have several payoff requests and court sales pending. Two overbids submitted to the county for tax deed sales. The total outstanding accounts receivable including dues, fines, finance charges, late fees, miscellaneous and non-legal costs as of 3.23.18 which includes past collections and current dues is \$64,921.89.

3. The office is busy working on collections, violations, accepting and reviewing ADC applications for submission to the committee and much more. We just completed the bank transition from Sunshine to CenterState Bank; all processes are different from scanning to obtaining our downloads. The 2017 audit was released to the board and copies are being given to owners upon request. I am working on a host of items to present to the Board, including a review of our internal computers system and software. Diane Plath continues to serve as barn manager. We have thirteen horses in the facility at this time.

4. We are actively working on properties with single or multiple violations on the same. I have (3) on tracking; we have one in legal.

Projects Pending and updates:

1. Wash rack drainage- re-bidding contractor no show
2. Horse Crossing Replacement/Repair- In progress and expected to be completed within the next week.