

MINUTES OF BOARD OF DIRECTORS REGULAR MEETING
WEDNESDAY August 29, 2018 6:00PM

BOARD MEMBERS PRESENT: Mike McCoy, Mike Perry, Maggie Case,
MaryAnn Smith and James Tucker

OTHERS PRESENT: Gail Denny – Property Manager

.....
Approved as Submitted

The Chair announces that the meeting is called to order at 6:00 pm; introduces the members of the board, 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 welcomes FWC and announces the presentation to be after business meeting.

Member comments: There were member comments.

Review Minutes/Accept – The Chair announces the minutes that are in the packet,

Mike Perry moves to accept the July 25, 2018 minutes as submitted. MaryAnn Smith seconds, motion passed. 5/0

Communications

Manager and Committee Reports –

Treasurer's Report - The Chair announces that he entertains a motion to accept the Treasurer's Report that is in the packet for July 31,2018; Maggie Case moves to accept the treasurers report for July 2018 as submitted and subject to audit. Mike Perry seconds, motion passed. 5/0

Communications: The Chair asked if anyone wished to speak on their reports. Association Manager Gail Denny gave an update on the Mustang column sign and the search for an equestrian consultant.

There were no resident communications for (30-minutes). Director Jim Tucker gave and update on the Suncoast Toll Road II planning progression from 44 to 486. Secretary Maggie Case announced the success at the recent Town Hall meeting, explained that there will be more and thanked participants who attended.

Unfinished Business –

A) **None**

New Business - The Chair announces New Business

August 29, 2018 BOD Mtg. Minutes adopted

- A) Election Documents and Election Budget for 2019/Vote:** The Chair announces that we have documents in the packet for the upcoming board election for 2019. Mike Perry moves to adopt the election documents with changes as discussed at this meeting. Maggie Case seconds, motion passed. 5/0
- B) Health Club Contract/Vote:** The Chair announces the Health Club Contract and the past purpose. MaryAnn Smith moves to terminate the contract between Pine Ridge Property Owner's Association, Inc. and Sporting Health Club. Mike Perry seconds, motion passed. 3/2 with Jim Tucker and Mike Perry opposed
- C) Trainer Requirements/Vote:** The Chair announces that we have a proposal to make changes to the Trainer requirements and that is in your packet MaryAnn Smith moves to accept the trainer paperwork submitted in the packet Mike McCoy seconds. Motion Failed with no support.

Mike Perry moves to forward this document titled "Equestrian personal trainers" to our attorney with an understanding that our intent is to minimize liability to PR association and its residents and to ask for clarifications, redactions and amendments to this document as necessary. MaryAnn Smith seconds. 5/0.

- D) Community Complex Sign/Vote:** The Chair announces a bid in the packet that is under the requirement for more than one bid. Association Manager Gail Denny explains the reasoning for replacement of signs. MaryAnn Smith moves to accept the bid in the amount of \$6,045.00 from Tiger Quill Images. Jim Tucker seconds, Motion passed. 5/0
- E) Legal/Collections/Fines/Vote:** The Chair allows Community Association Manager Gail Denny to explain the matters pending and the options.

The first matter of information was that Allison Brandt left James Defurio's firm and she is now with a new firm, data has been requested. As for continuing the firm has familiar attorneys and staff.

Report on Nakoma property and the property appraisers assessed value. Requesting direction with the property listing. Mike Perry moves to lower the asking price to 15K. MaryAnn Smith seconds. Motion passed 5/0

8. Adjournment

The Chair called for adjournment, there was no objection and the meeting adjourned at 7:17 pm

FWC presentation regarding Bears and Safety commenced.

Respectfully submitted by: Maggie Case, Secretary
