

MINUTES OF BOARD OF DIRECTORS REGULAR MEETING
WEDNESDAY December 19, 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 6:07 pm, and to let the minutes reflect that 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 the membership and extends his hope that everyone has a Merry Christmas, he thanked the staff, and everyone involved with the Christmas Holiday Party. He announced the Suncoast Highway and the CCBOCC meeting and thanked those who attended to support opposition to the exit; Director Tucker will speak on the matter later on the agenda. The Chair opens the meeting up to member comments.

Member comments: There were member comments and comments from the Board.

Review Minutes/Accept – The Chair announces the revised November 28, 2018 minutes were emailed to the board and are in the membership packet and confirmed that all the Board received the revised version. The Chair asked for a motion to approve. Mike Perry, so moves. Jim Tucker seconds, motion passed. 5/0

Communications

Captain Brown of PRIDE was recognized, he gave the members in attendance an overview of what PRIDE volunteers do for the community, as well as the county. He explained the minimal amount of time per month it takes to serve and asked for folks to consider volunteering or trying a ride along to see if this is something they would like to involve with.

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 November 2018; Mike Perry moves to accept the treasurers report the period of 11/1 – 11/30 2018 as submitted and subject to audit. Maggie Case seconds, motion passed. 5/0

Communications: The Chair asked if anyone wished to speak on their reports. There were no comments or updates to the reports that were submitted.

Unfinished Business –

- A) Community Complex fence Bid for Equestrian Area/Vote:** The Chair announces that we have bids in the packet. Move to accept the bid from Anderson Specialty Services dated 16 December 2018 in the amount of \$6,315. For construction of a fence as described in the diagram presented and amended in the 26 November 2018 meeting. Further designate the area bounded by this fence, pasture fences and the Equestrian complex as the Pine Ridge Event Area. Further direct the Property Manager to amend the complex rules for public safety such that when non-Equestrian events are scheduled in the Pine Ridge Event Area Equestrian events will be terminated in that area for the duration of the event and any required after event clean up and area restoration. Jim Tucker seconds, motion passed 4/1 with Mike McCoy opposed

New Business –

- A) Deed Restriction Committee Review Scope/Vote:** Move to add to the Deed Restriction Scope Letter the requirement to review the final document to ensure the document survives if one or multiple changes are not adopted. MaryAnn Smith seconds, motion passed. 5/0
- B) Appointment of members to the Deed Restriction Committee/Vote:** Maryann Smith moves to nominate Fred Gross, Carol Anne Russler, Lisa Pohl, Mike Perry and herself and to recruit additional members if they cannot serve or we need more help. Jim Tucker seconds, motion passed. 4/1 with Maggie Case opposed
- C) Employee Bonus/Vote:** The Chair explains the reasoning behind the request for additional bonus. Mike Perry moves to authorize merit Bonus. Maryann Smith seconds, motion passed. 5/0
- D) Legal/Collections/Fines/Vote:** Mike Perry moves to remove the fine that was previously imposed. Jim Tucker seconds, Motion passed. 5/0

8. Adjournment

The Chair called for adjournment, and there was no objection; meeting adjourned at 7:37pm

Respectfully submitted by: Maggie Case, Secretary
