

MINUTES OF BOARD OF DIRECTORS REGULAR MEETING
TUESDAY JANUARY 29, 2019 6:00PM

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

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 five (5) Board members are present and introduces the same. 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 thanks for everyone’s kindness, as his dad had passed away earlier this week. He thanked the board members and new committee members that met to review the deed restrictions and would have Mike Perry talk about this later in the meeting. Chair opens the meeting up to member comments.

Member comments: There were no member comments.

Review Minutes/Accept – The Chair announces the December 26, 2018 minutes were emailed to the board today and were available for review. MaryAnn Smith moves to accept the minutes of December 26, 2018. Mike Perry seconds, motion passed. 5/0

Communications

Sue Wasserman for the CIVIC was recognized, she gave the members in attendance an overview of what is happening with the Civic and asked if those who have not joined to consider doing so. Sue will be the next guest speaker at their meeting held at the community center Monday February at 7PM. The topic will be native plants and use of the same.

Director Jim Tucker gave an update on the Suncoast Toll road II, the anticipation of an exit at 486 and requested that everyone get involved when asked to do so.

The Chair mentioned that if you sign up to Stay Connected on the Pine Ridge website, information will be sent out. Community Manager asked for hands of those in attendance who have signed up.

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 December 31, 2018; Maggie Case moves to

accept the treasurers report the period of 12/31/18 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. Caroleanne co-chair of the Deed Restriction Review Committee was introduced by Mike Perry, she explained the scope and the work that they have ahead. Mike Perry thanked all of the committee members who are involved.

Unfinished Business –

None

New Business –

- A) **Parade of Mini’s Event/Vote:** The Chair calls on Manager Gail Denny to give the details of the event, Treasurer MaryAnn Smith adds information as well. MaryAnn Smith Moves to allow this event to re-occur this year. Maggie Case seconds, motion passed. 5/0

- B) **Community Center Ceiling Replacement Bid/Vote:** The Chair announces the bid in your packet and allows Manager Gail Denny to give details on the same. Mike Perry moves to adopt the bid as provided to us to redo the community center ceilings. Jim Tucker seconds, motion passed. 5/0

- C) **Legal/Collections/Fines/Vote:** The Chair announces that we have legal that was handed out to us and we keep this confidential using a number system. Manager Gail Denny provides details on #1-3, noting that property 3 should say lot only yes. Mike Perry moves to authorize the property manager to proceed with foreclosure on the three properties listed in our current spreadsheet. Maggie Case seconds. Motion passed. 5/0

Application Issue: Manager Gail Denny briefly explains the matter. Mike Perry moves to ratify the President’s decision to overrule the ADC on said property. MaryAnn Smith seconds, motion passed. 5/0

8. Adjournment

The Chair called for adjournment, and there was no objection; meeting adjourned at 6:45 pm

Respectfully submitted by: Maggie Case, Secretary
