

MINUTES OF BOARD OF DIRECTORS REGULAR MEETING
Wednesday November 18, 2020 6:00 PM
In person and by Zoom Meeting

BOARD MEMBERS PRESENT: Mike Perry, Mike McCoy, Maggie Case,
Wayne Tuch, and John Hyde

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 all five (5) Board members are present, Mike Perry, Chair, Mike McCoy, VP, Wayne Tuch, Secretary, Maggie Case, Treasurer, and John Hyde Director. All introductions as well as stating that this meeting is being held by Zoom platform and is open to the membership.

The Pledge of Allegiance was recited.

President's Comments: The President extends a welcome to the members in attendance.

Member comments: There were no comments.

Review Minutes/Accept – The Chair announces the regular meeting minutes for October ,31 2020 and will entertain a motion, John Hyde so moves. Mike McCoy seconds, motion passed. 5/0

Communications

Manager and Committee Reports –

Treasurer's Report - The Chair announces the Treasurer's Reports that is in the packet for October 31, 2020 Mike McCoy moves to adopt the treasurers report for October 31, 2020, subject to audit. John Hyde seconds, motion passed. 5/0

Communications:

There were no committee chairs wishing to give a report. The Chair gives an update on progress made with respect to the Diamond Storage II facility that he and Pete Curacao, Road Committee Chair had sent letters and attended a BOCC meeting where an application for Semi Truck storage at that location was denied. Manger Gail Denny gave an update on collections. The Chair asked for a motion to approve the committee reports, John Hyde so moved. Mike McCoy seconded, and the motion passed. 5/0

7. Unfinished Business –

A) Dog Park Feasibility Study and Recommendations/Vote:

November 18, 2020 Board Meeting Minutes Adopted

The Chair called for a motion to take the unfinished business item A Dog Park Feasibility Study and Recommendations off the table. John Hyde moves to remove the item from the table. Wayne Tuch seconds, motion passed. 5/0

John Hyde moves that the Board approve the recommendations included in the report out of the Dog Park feasibility committee:

1. Provide a budget of \$37,000 for construction of the Dog park/Run amenity as outlined in report.
2. Provide an annual budget of \$4,200 for operations, administration and maintenance of the Dog Park / Run.
3. Area will be designated "Pine Ridge Dog Run"
4. Authorize the formation of the "Dog Run Committee" to act as a liaison, and as management and administrative support for the Board and Manager.
5. Appoint Caryn Dietrich to act as Chair of the Dog Run Committee. Who will recruit and propose a Dog Park Manager to the Board
6. Approve utilization of the administrative documents included in the report (rules, application and wavier) as working drafts for the Dog Run committee to finalize and present to the Board for approval.
7. Appoint a Board Member to act as liaison to the Dog Run Committee.
8. Construction will not start until bids for all construction line items are submitted and approved by the board and seen to be within proposed budget.
9. Liability Insurance to start when Dog Park/ Run is seeded during the grass growing period.

I move to amend and include in this motion that the Board appoint John Hyde to act in concert with the Maintenance Staff (Lori) as Project Manager assisting with acquisition of bids and vendor coordination for the construction of the Dog Run. I move that we add \$3,000.00 to cost for contingencies and we change the operating budget amount to \$1,000.00 that will cover insurance and hard goods such as poop bags, trash can liners and fertilizer.

Wayne Tuch seconds, motion passed 4/1 with Mike McCoy opposed

B) AED for Community Center and Recommendations/Discussion: No Action

8. New Business –

A) Meeting Notice for Electronic Service and Voting Resolution/Vote: The Chair announces that these documents are in your packet. John Hyde moves to approve the documents. Mike McCoy seconds, motion passed. 5/0

B) Office A/C Replacement Ratify Approval/ Vote: The Chair announces that the bid is in your packet and asks for a motion to ratify the president's action to authorize the replacement to the Office/Center's Central Airconditioning repair/ replacement at a cost of \$4,700, John Hyde so moved. Mike McCoy seconds, motion passed 5/0

C) Gulf to Lakes Fire Line Installation Request/Vote: The Chair has Manager Gail Denny to give explanation on this matter and then asks for a motion to accept the Gulf to Lakes Fire Line Installation Request included in this packet, Mike McCoy so moves. John Hyde seconds, motion. Motion failed. John Hyde moves to table this item. Mike McCoy seconds, motion passed. 5/0

D) Developer Replat/Vote: The Chair announces the request is in the boards packet. Mike McCoy moves to authorize he and Gail Denny to approach the developer and seek to negotiate an agreement with Pine Ridge. Said agreement would address terms under which any newly platted parcels would be incorporated into the Pine Ridge Community and the PRPOA. This agreement would also address concerns regarding the construction of new homes by the developer to closely match the style and appearance of Pine Ridge. Any agreement would need ratification by the PRPOA Board and approval by referendum of the general membership. Maggie Case seconds, motion passed. 5/0

E) Car Club/Vote: The Chair invites the organizer of the club up to the podium to speak on the new club that he and other property owners wish to form. John Hyde moves to authorize the formation of the Pine Ridge Sports Car Club in accordance with the documents presented at this meeting packet. Mike McCoy seconds, motion passed. 3/1 with Wayne Tuch opposed and John Hyde present

F) Legal/Collections/Fines/Vote: The Chair has Manager Gail Denny detail the matters for legal as well as any violations.

1. Mike McCoy Moves for the association to foreclose its lien for line item #1 as presented in the report. John Hyde seconds, motion passed 5/0

2. Mike McCoy Moves for the association to foreclose its lien for line item #2 as presented in the report. John Hyde seconds, motion passed 5/0

3. Mike McCoy Moves for the association to notify the lender and foreclose its lien for line item #3 as presented in the report. John Hyde seconds, motion passed 5/0

Violation presented to the Board with data by Manager Gail Denny with back up data. Maggie Case moves to fine the maximum amount of \$1,000. Mike McCoy seconds, motion passed. 5/0

The Board takes up an issue within the community regarding political signs. The Chair moves to allow signs until Florida certifies their election results. John Hyde seconds, motion passed. 4/1 with Wayne Tuch

Adjournment

The Chair moves to adjourn, John Hyde seconds with no opposition, the meeting was adjourned at 8:00 pm

Respectfully submitted by Wayne Tuch,
Secretary_____