

PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTOR'S WORKSHOP

March 8, 2023

Minutes

Approved as Submitted

Meeting opened at 9:05 AM

Board:

John Hyde – President
William Miller – Vice President
Sue Wassermann – Secretary
Wayne Tuch – Treasurer
Mike McCoy – Excused Absence

Member comments: none

Committee reports: Roads committee presented a letter to Commissioner Schlabach for the President's signature. Letter requests a meeting to discuss increasing funding for residential road resurfacing in Citrus County and Pine Ridge.

Topics for Discussion

Maintenance & repair vs capital improvement projects: Discussed the difference in Board's authority to engage in maintenance and repair and the maximum expenses of capital improvement projects.

Bluestream contract: Will have a Special Meeting to review the contract. Attorney V. Berwin will meet with the Board via Zoom (or similar) at 11:00am on Friday March 10.

PREA request for horsemanship clinic: Discussed how current facilities use documents allow use of trainers for Pine Ridge members but not guests. Will include this topic in the Special Meeting to be held on Friday March 10.

Pine Ridge Estates signage at 486 entrance: Discussed the bids received for different portions of the signage. **Will add to agenda for March 22 regular Board meeting.**

Policies and Procedures: Include the requirement for Board to explain circumstances to the membership if/when any projects have less than required number of bids, i.e. the above mentioned signage at 486. Other signage companies have not been able to provide bids for 20#

Approved on March 22, 2023, BOD Meeting

foam, and only one column company has responded to requests for a bid. Additionally, ensure any RFP or other request for bids includes a deadline for submissions and states that any bid presented must be good for at least 30 days.

Legal opinions list: Sue to provide instructions to Manager on how to print electronic folder's contents.

Tennis and Pickleball registration: Donna Westmoreland will see if Maureen Caruso is ready to launch the registration.

Outstanding issues for new Board: Status/Renewal of commercial deed restrictions and Citrus Hills homes that will be brought into Pine Ridge POA.

Change for painting barn aisles and stall bars: At the next Regular Meeting, rescind authorization for Tyler Duncan painting, ratify authorization of payment for work completed. Issue a bonus to maintenance personnel for work above & beyond normal. If necessary, allocate money from unrestricted funds to Payroll/Bonus to ensure budgeted Bonus Pool is not adversely affected. Manager to provide a suggested Bonus amount after identifying final project costs excluding salary.

Johnson 1999 settlement: Discussed Section II.D and E of the settlement. Plan to send a copy of the settlement to the lawyer who reviews the election manual.

Regarding NextDoor posts about the Dog Park development committee: Manager clarified that at the time of the Dog Park survey, PRPOA did not have the ability to run a survey via the HOA system. Manager recommended that a post card be sent to all residents pointing them to the internet survey that was used. Manager was instructed to discuss the issue with the attorney. Attorney opined at the time that the Association would likely not be held accountable if an informal internet survey was used, but that if any Board member wanted to get voted in again, it would be better to offer the survey to all members, not just the few who were on Stay-in-Touch which was in its infancy. Manager also stated that the internet survey was not her idea but came from Keith Landers.

President stated that at the end of his term he will provide electronic copies of all Board files from his computer.

Gulf to Lakes formal proposal: President has received and will distribute to Board for review.

Insurance: President will document the process that he went through to request insurance quotes from other companies.

Review of draft minutes: Feb 8 Workshop minutes- Wayne Tuch identified misstatements and corrections for item 4.d. President disagrees with item 4.k. Sue will send to the board excerpts of the audio of February workshop to support what was written in the minutes.

Approved on March 22, 2023, BOD Meeting

Electronic vs paper ballots in light of Ms Gaskill's withdrawing her candidacy: Discussed that since the paper ballots are already in the process of being mailed, the electronic ballots should also carry her name as a candidate. Use Stay in Touch and Meet the Candidates forums to notify voters that she is no longer running.

Bylaws and Election Manual: Need to hold a workshop to review Bylaws and Election Manual before sending them to the lawyer (along with Johnson '99 settlement).

Reducing need for security company: Wayne wants to move forward with allowing Board members to have door and alarm codes. Gail will provide some risks of doing that, so the Board can more fully evaluate risk vs reward.

Lighting at upper tennis/pickleball courts: add agenda item to "reevaluate lighting on South courts and get a bid for needed changes".

Park site development: Wayne suggested it may be time we consider improving one of the park sites closer to the east end of the community. Perhaps walking trails, basketball court, sand volleyball court, etc? Sue suggested waiting till the new Board is seated.

Contract boilerplate: President has received contract boilerplate from attorney David Lopez and will forward to the rest of the Board.

Develop Bocce Ball survey: John and Wayne will work on language for the survey. Wayne is in receipt of one broad estimate for 2 courts. Sue stated she was not in favor of using the non-secure, informal survey process and will oppose using it to gauge community interest. John noted that the informal process is more flexible and allows comments while the formal process does not.

3-Phase Monitor: Manager will have Lori request a bid from WL Webb to install a 3-phase monitor to protect Community Center air conditioning system. Manager and Lori will develop an RFP if necessary.

Referendum items that would allow purchase of golf course: Wayne found a copy of the language that was not put on the referendum. Manager stated she has the language in her files.

Pool room usage and facilities use rules: a member identified a disconnect between our corporate documents and door signs. Issues include food and beverages in Pool Room, not allowing vaping in addition to the current ban on smoking, and use of alcoholic beverages. Bill Miller tasked to communicate these issues to Corporate Documents Committee.

Lightweight tables: President has tasked Lori to look into purchasing lightweight tables that can be stacked in the table storage room to replace the buffet tables currently on a flat cart.

PREA Horsemanship clinic: Manager clarified that if training is being conducted, Board may want to consider implementing the same rules as personal trainers – specifically that students

must be Pine Ridge residents. Bill Miller will find out more details from the individual running the clinic.

Pickleball training camp: Pickleball chair will address the desire for running a training camp for Pine Ridge residents only. She will send information to Manager and Board, and will address the Board at the next regular meeting. Add to agenda for March regular meeting.

Sue Wassermann, Secretary