

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

Wednesday March 22, 2023, at 6:00 P.M.
MINUTES

Approved as Submitted

Meeting convened at 6:00 P.M.

1. Roll Call – All Directors present

2. Pledge of Allegiance

3. President's Comments

This my last regular Board meeting, I would like to thank all of my fellow volunteers that have served with me over the last six years of my involvement in POA governance.

My fellow Board members have helped bring a well-rounded perspective to both the philosophy of the Board as well as the actions we've taken. I'd like to thank in advance Bill Miller, Wayne Tuch and Sue Wasserman as they continue to serve on the Board. I'd also like to recognize those who are running for the two open seats for their efforts to serve.

Additionally, I'd like to thank all of the folks who serve on our committees. There is a group of approximately fifty Members on various Committees that work behind the scenes to support the Board and our paid staff. Some serving on more than one Committee. Our community is a better place because of the time and efforts these folks put in on a regular basis. If you know one of these Members or meet one, tell them thanks for what they're doing. And please consider getting involved. If there is something you'd like to do, talk to someone on the Board. There is a committee where your talents would be appreciated, and you'll get an opportunity to meet neighbors from all over the community.

We've moved the needle in the right direction in many areas:

- **2022 Finances.** In 2022 we had a surplus of over \$52,000. Little by little the savings developed, and additional investments add up.
- **Interest Income.** The CD laddering protocol implemented by this Board has increased our interest income dramatically from the \$283 collected in 2021. We earned \$3,251 in the second half of 2022 and we're on track for over \$12,000 in 2023. Thank you to our Treasurer Wayne Tuch.
- **Insurance.** Putting our insurance out to bid helped identify some shortcomings in our Auto Policy that have been corrected. The balance of our insurances will be coming up for renewal in April-May, we will know if additional benefits from this exercise are forthcoming. Putting our insurance out for bid every other year should become a standard procedure for the POA.
- **Electronic voting.** Members that are signed up for electronic voting have increased. As of February, 38% of the Membership is signed up for electronic voting. That will reduce the cost of the current election by approximately a third. The cost of elections is going down as postage, printing and mailing prep costs are going up. If you're not signed up, please consider doing so.
- **Electronic Billing.** Electronic billing was used for the first time this year and worked amazingly well. Close to 25% of our Members paid electronically, again, decreasing costs.
- **Electronic Communications.** Currently 2,755 Members are signed up. This will lead to over \$3,000 in savings just on the mailing of this Newsletter. Additionally, members signed up for Electronic Communications receive more and more timely information on happenings in Pine Ridge.
- **Business Continuity.** The Board is working with the Manager and POA staff to develop a Business Continuity Plan. The Board wants to ensure we have the documentation and tools in place should the

unexpected happen. We still have work to do on this item. The need is recognized, however we have a ways to go to have the kind of comprehensive plan that is needed in place.

- **Blue Stream Fiber Optic.** With a whole lot of help from Keith Landers we've been able to move toward having fiber optic cable service installed throughout Pine Ridge. While at this writing it's not a "done deal" we've come a long way and it may happen. While the speed and reliability of fiber is a large benefit, the big thing for most of us is the entry of additional competition in the market place. Should this come about, you'll see pricing come down for high-speed internet service as well as additional options for TV and phone service.

But we do have challenges ahead. Both internal and external to our community. We will need not only an active but a proactive POA and Board to address these issues, as well as proactive residents in Pine Ridge to assist with the lobbying. If we ignore coming issues it could result in a lot of problems. If we embrace them, plan, and act we can enhance the community and increase property values as the demand for places like Pine Ridge increase and the supply of large properties stays static. Change is coming. How we choose to address it will make the difference.

One very positive note is the amount of engagement I am seeing in Pine Ridge. As noted above the number of volunteers, people involved in the community, is very encouraging. Additionally, the number of people running for the Board is the most I've seen since I've been here. Seeing this many people wanting to be involved in our community is outstanding. To those of you who win the election I wish you success in your vision. It has always been my contention that the more people involved in the governance of our community, the better our community.

In closing I want to encourage everyone to make sure that you vote in the in the election and on the referendum.

4. Members Comments * (1/2-hour limit) – comments were heard

5. Members Comments General and Response by Board – comments were heard

Hyde/Tuch – modified agenda

6. Review Minutes/Accept

- Board Workshop Meeting Minutes February 8, 2023** Bill Miller moved to accept, Wayne Tuch seconded. Minutes accepted 5/0, all in favor.
- Special Meeting Minutes February 13, 2023** Bill Miller moved to accept, John Hyde seconded. Minutes accepted 5/0, all in favor.
- Special Meeting Minutes February 17, 2023** Bill Miller moved to accept, Wayne Tuch seconded. Minutes accepted 5/0, all in favor.
- Regular Board Meeting Minutes February 22, 2023** Bill Miller moved to accept, Wayne Tuch seconded. Minutes accepted 5/0, all in favor.
- Special Meeting Minutes February 27, 2023** Bill Miller moved to accept, Wayne Tuch seconded. Minutes accepted 5/0, all in favor.
- Board Workshop Meeting Minutes March 8, 2023** Bill Miller moved to accept, Wayne Tuch seconded. Minutes accepted 4/0/1, John Hyde, Bill Miller, Sue Wassermann, Wayne Tuch in favor, none against, Mike McCoy abstained due to having not being present at the workshop.

7. Communications

- Adopt Treasurers February 28, 2023**, Mike McCoy moved to adopt the report, subject to audit, Bill Miller seconded. Report adopted 5/0, all in favor.
- Manager & Committee Reports – In the Packet**

8. Unfinished Business

- a. **Board Policy and Procedures/Discussion/Vote:** Agenda item was disposed of, as it had been resolved at the February 22, 2023 Board Meeting.
- b. **491 & 486 Mulch Bids/Vote:** Approve up to \$8600 for the installation of mulch at the 491 & 486 entrance plantings. Sign work order to move forward. Wayne Tuch moved to remove item from the table, Bill Miller seconded. Motion was passed 5/0, all in favor.
- c. **491 Re-work Planting Bids/Vote:** Approve up to \$2800 for plantings and sod at the 491 entrance. Sign work order to move forward. Bill Miller moved to take item off the table, Mike McCoy seconded. Motion to remove from table passed 5/0, all in favor. Motion passed 5/0 all in favor
- d. **Approve attorney's fees for By-Laws review/Vote:** Approve attorney fees for final review of the updated By-Laws and the integration of the Election Manual into the By-Laws. Any comments from the Manager or Board Members to be included in the package to be reviewed. Refer this work to Shumaker. Wayne Tuch moved to take item off the table, Bill Miller seconded. Motion to remove from table passed 4/1, John Hyde, Bill Miller, Sue Wassermann, Wayne Tuch in favor, Mike McCoy against. Bill Miller moved to place item back on the table, Wayne Tuch seconded. Item placed back on the table 5/0, all in favor.

9. New Business

- a. **Pine Ridge Estates Signage at 486 Entrance/Vote:** Approve construction of 486 column signs using Daniel Haag Columns, Tiger Quill Signs, and Citrus Mobile Welding. Cost not to exceed \$29,500.00. Sign a work order to move forward with work. Mike McCoy so moved, Wayne Tuch seconded. Mike McCoy moved to amend motion to increase NTE cost to \$30,000 and include signage that indicates Equestrian and Deed Restricted Community. Amended motion passed 5/0, all in favor.
- b. **Board Communication to Members when Too Few Vendors Respond/Vote:** Develop a standardized report to be delivered and included in the minutes describing the market circumstances when the minimum number of bids cannot be obtained. Staff to develop the report with assistance of the Secretary. Mike McCoy so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
- c. **Ratify Final Payment and Rescind Authorization for Tyler Duncan Bid/Vote:** Rescind barn painting contract for \$12,000 awarded to Tyler Duncan Painting. Authorize a payment of \$700 to Tyler Duncan Painting for pressure washing barn interior. Wayne Tuch so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
- d. **Authorize Bonus to Maintenance Personnel for Extraordinary Work/Vote:** authorize a \$1000 bonus each for Maintenance Supervisor and Assistant for extraordinary work and cost saving generated for the POA. Bill Miller so moved, Mike McCoy seconded. Motion passed 5/0, all in favor.
- e. **Reevaluate Lighting on South Pickleball Courts and Get Bid for Needed Changes/Vote:** Reevaluate current lighting on south Pickle Ball /Tennis court and get bid for needed upgrades. Mike McCoy so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
- f. **Pickleball Training Camp/Vote:** Authorize use of Pine Ridge Pickle ball Courts for a training camp as outlined by the Pickle Committee. Outline of event and details to be included in the minutes. Mike McCoy so moved, Bill Miller seconded. John Hyde moved that the item be tabled, Bill Miller seconded. Motion to table passed 5/0, all in favor.
- g. **Blue Stream Contract Approval/Vote:** Approve entering into the proposed contract with Blue Stream Fiber Optic to authorize installation of a fiber optic network in Pine Ridge Estates. Wayne Tuch so moved, Bill Miller seconded. Bill Miller moved that the item be tabled, Mike McCoy seconded. Motion to table passed 5/0, all in favor.
- h. **Approve PREA's request for a demonstration on May 10th, 2023/Vote:** Approve PREA's request for a demonstration by Dr. Christopher Burnham on May 10, 2023. Outline of event and details to be

included in the minutes. Bill Miller so moved, Mike McCoy seconded. Motion passed 5/0, all in favor

- i. Lock and alarm codes for Directors** - Provide lock and alarm codes for the southwest entrance to the Community Center. Codes to be provide for only those Directors willing to take the responsibility. The alarm codes will be rescinded for any Director at the time they leave the office. Wayne Tuch so moved, Bill Miller seconded. Mike McCoy moved to table item; Sue Wassermann seconded. Motion to table passed 3/1/1, Bill Miller, Sue Wassermann, Mike McCoy in favor of tabling, Wayne Tuch against, John Hyde did not indicate his vote.
 - j. Legal/Liens/Foreclosure or Fines/Vote:** Move to allow filing for proceeds under Probate notice, Bill Miller, Mike McCoy, motion passed 5/0, all in favor
 - k. Questions From Members:** Questions and comments were heard.
- 10.** Wayne Tuch moved to adjourn, Bill Miller seconded. Meeting adjourned at 7:05 P.M.

Susan Wassermann, Secretary