

PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC.

BOARD OF DIRECTOR'S BUSINESS MEETING

Wednesday April 26, 2023, at 6:00 P.M.

MINUTES

Approved as submitted

Meeting called to order at 6:06 P.M.

- 1. Roll Call** – All Directors Present: President Wayne Tuch, Vice President Bill Miller, Secretary Sue Wassermann (via Zoom), Treasurer Tom Russell, Director Maggie Case
- 2. Pledge of Allegiance**
- 3. President's Comments**

As your new President, first let me congratulate and welcome Maggie Case and Tom Russell, our 2 new Directors.

To the other candidates who ran, you did not lose! You demonstrated that you care enough about your community and are willing to take on the challenges that come with governing the association. You stepped up and said "I'm willing to give my time and expertise to help make Pine Ridge a better community." Only those who fail to act are the losers. So, thank you to Rowena McCoy, James Arthur and Diane South for accepting the challenge.

Some of you know that the vote for me for President was not unanimous and that's okay. It just means I need to work harder to gain their confidence. I have made that commitment to both of them. My job is to steer the ship and avoid the rough waters whenever possible.

Despite what we all see and hear from some members in the community, I can state without reservation, that the 5 people on this Board want nothing but the best for Pine Ridge. There is no hidden agenda and certainly no back door dealings.

Proactive is a word we've heard quite often in this room, of late, and you are likely to hear it again because we intend to be just that. We will always be looking forward.

You have asked for transparency and accountability. I believe your previous Board was the most transparent yet. We will continue that trend to the extent permitted by statute. As to accountability, please hold our feet to the fire. We harbor no secrets.

Finally, I would ask anyone who is not now serving on a committee to throw your hat in the ring and get involved. Everyone has something unique to offer.

Thank you.

4. Members Comments * (1/2-hour limit)

5. Members Comments General and Response by Board

Review Minutes/accept

- a. Regular Board Meeting Minutes March 22, 2023** Tom Russell moved to approve, Maggie Case seconded. Minutes approved 5/0, all in favor.
- b. Special Meeting Minutes March 10, 2023** Bill Miller moved to approve, Maggie Case seconded. Minutes approved 5/0, all in favor.
- c. Special Meeting Minutes April 7, 2023** Bill Miller moved to approve, Tom Russell seconded. Minutes approved 5/0, all in favor.
- d. Organizational Meeting Minutes April 12, 2023** Bill Miller moved to approve, Maggie Case seconded. Minutes approved 5/0, all in favor.
- e. Board Workshop Minutes April 19, 2023** Bill Miller moved to approve, Maggie Case seconded. Minutes approved 5/0, all in favor.

6. Communications

- a. **Adopt Treasurers March 31, 2023** Bill Miller moved to adopt, Tom Russell seconded. Minutes approved 5/0, all in favor.

- b. **Manager & Committee Reports – In the Packet**

7. Unfinished Business

- a. **Approve attorney's fees for Bylaws review/Vote:** Bill Miller moved to remove the matter from the table, Maggie Case seconded. Motion to remove from table passed 5/0. Motion was eventually amended to "Approve attorney's fees for Bylaws review given that the board comes to consensus on document." Amended motion passed 5/0, all in favor.
- b. **Pickleball Training Camp/Vote:** Remains tabled.

8. New Business

- a. **Response to Gulf to Lakes proposed settlement agreement for development of 147 acres on 486/Vote:** President entertained a motion to accept the proposed settlement agreement for development of 147 acres on 486. Tom Russell so moved, Bill Miller seconded. Motion failed 5/0, all against.
- b. **Ratify President's direction to send Johnson 1999 Settlement to attorney for review, and approve attorney fees/Vote:** President entertained a motion to ratify President's direction to send Johnson 1999 Settlement to attorney for review and approve attorney fees. Bill Miller so moved, Tom Russell seconded. Motion passed 5/0, all in favor.
- c. **Approve attorney fees to record single page of Deed Restriction change per recent referendum/Vote:** President entertained a motion to approve attorney's fees to record a single page of Deed Restriction change per recent referendum. Maggie Case so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
- d. **Replace microphones for meetings, add side monitors to main meeting room/Vote:** Approve up to \$5000 to replace meeting room microphones and add side monitors to the main meeting room. Bill Miller so moved, Tom Russell seconded. Bill Miller moved to amend the second half of the motion to state "investigate additional monitors for the meeting room and equipment necessary for ease of function.". Amended motion passed 5/0, all in favor.
- e. **Migrate GoDaddy email to Microsoft Exchange/Vote:** Approve up to \$2500 to migrate from GoDaddy to Microsoft Exchange, Secretary Wassermann to work with Manager and Keith Landers to accomplish. Maggie Case so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
- f. **Bocce ball survey/Vote:** President entertained a motion to perform a survey electronically and by postcard to ask if the Board should spend up to \$50,000 to install 2 bocce courts at the Community Center. Information presented will include a link to our informal survey format to record responses and comments. Maggie Case so moved, Bill Miller seconded. Sue Wassermann moved to amend the motion so that it become a formal CINC HOA system survey with postcards to only those lot owners not signed up for electronic voting. Amendment passed 5/0, all in favor. Amended motion passed 5/0, all in favor.
- g. **Confirm corporate documents/Vote:** President entertained a motion to confirm/preserve our corporate documents. Tom Russell so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
- h. **Confirm committee chairs/Vote:**
 - i. **ADC – Ed Kroll**
 - ii. **PREL – Carol Bartolet**
 - iii. **Tennis – Maureen Caruso**
 - iv. **Pickleball – Donna Westmoreland**
 - v. **Election – Judy Glick**
 - vi. **Roads – Mark Svestka**

- vii. Corporate Documents – Carole Anne Russler**
- viii. Fining – Tom Thornton**
- ix. Dog Run – Caryn Dietrich**

Motion passed 5/0, all in favor.

- i. Appoint Lisa Moreland as interim chair of Corporate Documents Committee/Vote:** President entertained a motion to appoint Lisa Moreland as interim chair of Corporate Documents Committee. Tom Russell so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
 - j. Appoint Keith Landers and John Hyde as liaisons to Blue Stream/Vote:** President entertained a motion to appoint Keith Landers and John Hyde as liaisons to Blue Stream. Bill Miller so moved, Tom Russell seconded. Motion passed 5/0, all in favor.
 - k. Approve replacement of playground canopy/Vote:** President entertained a motion to approve replacement of playground canopy. Bill Miller so moved, Maggie Case seconded. Motion passed 5/0, all in favor.
 - l. Approve bid for replanting at 486 entrance/Vote:** President entertained a motion to approve the \$760 bid for stump removal and replanting at the 486 entrance. Bill Miller so moved, Tom Russell seconded. Motion passed 5/0, all in favor.
 - m. Approve creation of insurance committee to be chaired by Wayne Tuch/Vote:** President entertained a motion to create an ad hoc insurance committee to be chaired by Wayne Tuch. Maggie Case so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
 - n. Legal/Liens/Foreclosure or Fines/Vote:** None
 - o. Questions From Members:** Keith Landers provided a short update that Blue Stream is working on their marketing and implementation plan.
- 9. Adjournment** Meeting adjourned at 7:33 P.M.

Susan Wassermann, PRPOA Secretary