

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

Wednesday June 28, 2023

MINUTES

Meeting convened at 6:06 P.M.

- 1. Roll Call** – All Directors present in person: Wayne Tuch, President; Bill Miller, Vice President; Sue Wassermann, Secretary; Tom Russell, Treasurer; Maggie Case, Director
- 2. Pledge of Allegiance**
- 3. President's Comments**
- 4. Members Comments * (1/2-hour limit) - none**
- 5. Members Comments General and Response by Board** – comments were heard
- 6. Review Minutes/Accept**
 - a. Regular Board Meeting Minutes May 24, 2023** - Bill Miller moved to accept, Tom Russell seconded. Minutes accepted 5/0, all in favor.
 - b. Workshop Meeting Minutes May 26, 2023** – Maggie Case moved to accept, Bill Miller seconded. Minutes accepted 5/0, all in favor.
 - c. Workshop Meeting Minutes June 8, 2023** – Bill Miller moved to accept, Tom Russell seconded. Minutes accepted 4/0/1, Wayne Tuch, Bill Miller, Sue Wassermann, Tom Russell in favor, Maggie Case abstained due to not having been at the meeting
 - d. Special Meeting Minutes June 9, 2023** – Bill Miller moved to accept, Tom Russell seconded. Minutes accepted 4/0/1, Wayne Tuch, Bill Miller, Sue Wassermann, Tom Russell in favor, Maggie Case abstained due to not having been at the meeting
 - e. Workshop Meeting Minutes June 14, 2023** – Bill Miller moved to accept, Maggie Case seconded. Tom Russell offered two changes to the minutes, Sue Wassermann seconded the amendment. Amended minutes accepted 5/0 all in favor
- 7. Communications**
 - a. Adopt Treasurers May 31, 2023** – Maggie Case moved to accept, subject to audit, Sue Wassermann seconded. Report accepted 5/0, all in favor
 - b. Manager & Committee Reports – In the Packet**
- 8. Unfinished Business ~ None**
- 9. New Business**
 - a. Confirm Status of the Tech Committee/Vote:** President entertained a motion to confirm the status of the Technology Committee, Keith Landers as Chairperson. Sue Wassermann so moved, Tom Russell seconded. Motion passed 5/0, all in favor.
 - b. Resolution for County Stewardship & ROW Utilization Agreements/Vote:** President entertained a motion to approve the Right of Way Utilization Permit and Stewardship Agreement with Citrus County. Sue Wassermann so moved, Maggie Case seconded. Motion passed 5/0, all in favor.
 - c. Ratify Legal Fees for Inquires about the Golf Course/Vote:** President entertained a motion to ratify accruing legal fees for inquiries about the Golf Course property. Bill Miller so moved, Tom Russell seconded. Motion passed 5/0, all in favor.
 - d. Ratify Legal Fees for the Joinder Agreement Land/Vote:** President entertained a motion to ratify accruing legal fees for the Joinder Agreement for adding Citrus Hills new homes within PR into PRPOA upon transfer to owner. Sue Wassermann so moved, Maggie Case seconded. Motion passed 5/0, all in favor.

- e. **Ratify Legal Fees for Stewardship & ROW Utilization Agreement/Vote:** President entertained a motion to ratify accruing legal fees to review the Stewardship & ROW Utilization Agreement. Sue Wassermann so moved, Tom Russell seconded. Motion passed 5/0, all in favor.
- f. **Generate a Letter to Builders or Infraction Letter Process on delayed builds/Vote:** President entertained a motion to have Manager generate a letter to builders or an infraction letter on delayed builds. Maggie Case so moved, Bill Miller seconded. Tom Russell moved that the item be tabled, Maggie Case seconded. Motion to table passed 5/0, all in favor.
- g. **Should the Monthly BOD Mtg. Night Change/Vote:** President entertained a motion to reschedule Board Meetings to a different night. Sue Wassermann so moved, Bill Miller seconded. Motion failed 0/5, all against.
- h. **Precinct 108 Polling Fee Amendment Request to \$792 for Two Elections/Vote:** President entertained a motion to agree to modified billing requested by the Supervisor of Elections. Sue Wassermann so moved, Maggie Case seconded. Motion passed 5/0, all in favor
- i. **Limit the Use of Zoom for Board Members Attendance Only/Vote:** President entertained a motion to limit the use of audio/video telecommunications (such as Zoom) for Board Members' attendance or Board authorized special circumstances. Tom Russell so moved, Maggie Case seconded. Motion passed 5/0, all in favor.
- j. **Investigate Replacement Chairs for the Fireside Room and Dual Purpose at BOD Mtgs./Vote:** President entertained a motion to look into purchasing 6 chairs for the Fireside Room table and use at Board Meetings. Tom Russell so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
- k. **Raise vote requirement for large capital improvement plans in Deed Restriction 10.18(2)(e) and Bylaws Vote:** Sue Wassermann moved to require 2/3 affirmative votes of all voting Members who participate to pass a referendum for a large capital improvement as defined in 10.18(2), Maggie Case seconded. Bill Miller moved that the item be tabled, Maggie Case seconded. Motion to table passed 5/0, all in favor.
- l. **Legal/Liens/Foreclosure or Fines/Vote:** None
- m. **Questions From Members:**

Meeting adjourned at 8:00 P.M.

Susan Wassermann, Secretary