

PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC.

BOARD OF DIRECTOR'S BUSINESS MEETING

Wednesday August 23, 2023

MINUTES

Meeting convened at 6:08 PM

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

My President's comments at the last meeting got some residents riled up enough to reach out to me and that is exactly what I was hoping for. Some of them were positive, but most were not. I was accused of being condescending and obnoxious and/or trying to be funny. If I came across in any of those ways, I want to publicly apologize. I wish it was my frustration that they heard, but obviously they didn't.

Some have even called for my resignation and I would like to say to them that I am giving their suggestion much consideration. I'd love to get back the 25 to 30 hours per week that I spend on POA business.

Probably everyone knows by now that the BOCC voted against the Planning Commission twice rejecting the Ozello glampground. In one way that may be a good thing, because it demonstrates their willingness to vote their conscience. Let's see if they flip the vote on the golf course property.

A few weeks ago, I asked the Save the Golf Course Property Committee if they had the energy to rally as many other associations as possible in the unincorporated part of the County to launch a movement to stop the development in Citrus. They said they would accept the challenge, so you may be hearing of this in the next couple of weeks. I think we can at least slow down the Commissioner's idea of progress. Please consider supporting this effort going forward.

One last thing. The Sheriff has decided that they can't provide the required security for the Commissioners at the college where the application for homes on the golf course was to be heard, so they have moved it back to the County Courthouse and changed the date to October 24th.

- 4. Members Comments * (1/2-hour limit)** – Member comments were heard.
- 5. Members Comments General and Response by Board** – Member comments were heard.
- 6. Review Minutes/accept**
 - a. Regular Board Meeting Minutes July 26, 2023** – Bill Miller moved to approve the minutes, Maggie Case seconded. Minutes approved 5/0, all in favor.
 - b. Workshop Meeting Minutes August 9, 2023** - Maggie Case moved to approve the minutes, Bill Miller seconded. Minutes approved 5/0, all in favor.
- 7. Communications**
 - a. Adopt Treasurers Report July 31, 2023** - Bill Miller moved to approve the report, Maggie Case seconded. Report approved 5/0, all in favor.
 - b. Manager & Committee Reports** – In the Packet, and presented by Roads Committee Chair, Mark Svetska
- 8. Unfinished Business**
 - a. Raising vote requirement for large capital improvement plans in 10.18(3)(e) and Bylaws** – Chair entertained a motion to remove the item from the table. Bill Miller so moved, Maggie Case seconded. Motion to remove from the table passed 5/0, all in favor. Chair entertained a

motion to dispose of the item. Bill Miller so moved, Maggie Case seconded. Motion to dispose of the item passed 5/0, all in favor.

9. New Business.

- a. Corporate Car Purchase/Vote** - Chair entertained a motion to approve up to \$25,000 to purchase or lease a car for use by the staff for community reviews and local errands. Maggie Case so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
- b. Task Attorney Chapnick to Rewrite Capital Expense vs Capital Improvement/Vote** - Chair entertained a motion to task Michael Chapnick of Sachs, Sax and Caplan to rewrite Section 10.18 of the deed restrictions to be presented on a referendum to the community. Maggie Case so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
- c. Employee bonus/Vote** - Chair entertained a motion to approve an additional \$100 per week to Harold Clemente retroactive to the week of July 31, 2023 through September 15, 2023 or until Lori Castellese returns from medical leave, whichever occurs first. Tom Russell so moved, Maggie Case seconded. Motion passed 4/1, Wayne Tuch, Bill Miller, Tom Russell, Maggie Case in favor, Sue Wassermann against.
- d. Remove Brenda Roberts from temporary chair of Fining Committee which reinstates Tom Thornton as chair/Vote** - Chair entertained a motion to approve the removal of Brenda Roberts as interim chair of the fining committee and reinstate Tom Thornton as chair. Bill Miller so moved, Maggie Case seconded. Motion passed 5/0, all in favor.
- e. Nov 11 Open House/Welcome Event with Civic /Vote** - Chair entertained a motion to approve Civic sponsored “Welcome to Pine Ridge/Open House event” on November 11, 2023 allocating a maximum of \$750.00. Bill Miller so moved, Maggie Case seconded. Motion passed 5/0, all in favor.
- f. Trunk or Treat Event held by Civic/Vote** - Chair entertained a motion to approve Civic sponsored “Trunk or Treat event” on a date to be determined in October allocating a maximum of \$400.00. Maggie Case so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
- g.** Chair entertained a motion to approve accepting 6 homes being built on Elkcarn by Tamposi into the Association when they convey to a buyer. Maggie Case so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
- h.** Chair entertained a motion to approve President signing the joinder agreements to bring the the 6 new homes on Elkcarn into the Association. Bill Miller so moved, Maggie Case seconded. Motion passed 5/0, all in favor.
- i. Legal/Liens/Foreclosure or Fines/Vote** - Chair entertained a motion to approve property manager to execute foreclosure procedure on four properties listed on the fact sheet provided by her. Bill Miller so moved, Maggie Case seconded. Motion passed 5/0, all in favor.
- j. Questions From Members:**

10. Adjournment – Meeting adjourned at 7:18 PM

Susan Wassermann, Secretary