

PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC.

BOARD OF DIRECTOR'S BUSINESS MEETING

To be held at the Community Center

Wednesday September 27, 2023

MINUTES

Meeting convened at 6:00 pm

- 1. Roll Call** - All 5 Directors present: Wayne Tuch, President; Bill Miller, Vice President; Sue Wassermann, Secretary; Tom Russell, Treasurer; Maggie Case, Director.
- 2. Pledge of Allegiance**
- 3. President's Comments** –

Just a few items to share what your Board and Documents Committee have been working through:

- 1) A member suggested we provide a cover for the walkway to the Community Center and we are seeking bids for that project.
- 2) The Board has completed the orientation process for all Directors with the emphasis on the new Directors.
- 3) We have completed the proposed changes to the Bylaws and Election Manual. They are ready for attorney review and will be sent to them shortly.

The Documents Committee is creating a new list of questions for a referendum that are driven by requests from the Property Manager, the ADC, and members, such as clarity on the display of flags, tree preservation, and conflicting language in the Declarations

As some of you know, we recently purchased a vehicle for the Manager to resume community review of the Declarations. If you are aware of any possible violations you have, that maybe you have put off until cooler weather, please mitigate these issues now to avoid the costly process of the staff needing to point them out to you.

Finally, the Save the Golf Course Property Committee will be having two town halls in the next few weeks to share the tremendous effort they have put forth to stop the development of the golf course property. The hearing before the BOCC is scheduled for October 24th. Please attend and show your support for the committee.

Thank you.

- 4. Members Comments * (1/2-hour limit)** - none
- 5. Members Comments General and Response by Board** – questions were heard and responses given
- 6. Review Minutes/Accept**
 - a. Regular Board Meeting Minutes August 23, 2023** – Chair entertained a motion to accept the minutes of the regular Board meeting on August 23, 2023. Maggie Case so moved, Bill Miller seconded. Minutes accepted 5/0, all in favor.
 - b. Special Meeting Minutes August 28, 2023** – Chair entertained a motion to accept the minutes of the special Board meeting on August 28, 2023. Bill Miller so moved, Tom Russell seconded. Minutes accepted 5/0, all in favor.
 - c. Board Workshop Minutes September 8, 2023** – Chair entertained a motion to accept the minutes of the Board workshop on September 8, 2023. Sue Wassermann so moved, Bill Miller seconded. Minutes accepted 5/0, all in favor.

- d. **Board Workshop Minutes September 13, 2023** – Chair entertained a motion to accept the minutes of the Board workshop on September 13, 2023. Bill Miller so moved, Tom Russell seconded. Minutes accepted 5/0, all in favor.

7. Communications

- a. **Adopt Treasurers August 31, 2023** – Chair entertained a motion to accept the Treasurer's report of August 31, 2023. Maggie Case so moved, Bill Miller seconded. Report accepted 5/0, all in favor.
- b. **Manager & Committee Reports – In the Packet**
 - i. Roads Committee reported that BOCC approved a budget that will allow more repaving throughout Pine Ridge. The Committee would like to present a summary of achievements and the committee's plans for the future At October regular Board meeting.

8. New Business

- a. **Ratify President's decision to authorize replacement of pump that went bad at the 491 entrance, not to exceed \$8500.00/Vote:** – Chair entertained a motion to ratify President's decision to authorize replacement of pump that went bad at the 491 entrance, not to exceed \$8500.00. Bill Miller so moved, Maggie Case seconded. Motion carried 5/0, all in favor.
- b. **Extension of healthcare benefits for Lori Castellese/Vote:** – Chair entertained a motion to approve October healthcare stipend for Lori Castellese. Bill Miller so moved, Tom Russell seconded. Motion carried 5/0, all in favor.
- c. **Extension of \$100.00 per week for Harold/Vote:** – Chair entertained a motion to approve an additional \$100.00 per week to Harold through the week of October 30th or until Lori returns to work, whichever comes first. Bill Miller so moved, Maggie Case seconded. Motion carried 5/0, all in favor.
- d. **Finance Committee member approval/Vote:** – Chair entertained a motion to approve the following members of the Finance Committee: John Hyde, Steve Hays and Hal Chase. Bill Miller so moved, Tom Russell seconded. Motion carried 5/0, all in favor.
- e. **Charge Technical Committee with investigation and proposal for PR Facilities security features (cameras, alarms. etc.)/Vote:** – Chair entertained a motion to charge Technical Committee to investigate, propose security features, and provide required funding for Pine Ridge facilities and amenities. Bill Miller so moved, Tom Russell seconded. Sue Wassermann moved to table pending discussion at a workshop. Motion to table carried 4/1, Bill Miller, Sue Wassermann, Tom Russell, Maggie Case in favor, Wayne Tuch against.
- f. **Approve \$12 monthly video storage subscription/Vote:** – Chair entertained a motion to approve a \$12.00.monthly fee for video storage subscription. Bill Miller so moved, Maggie Case seconded. Motion carried 5/0, all in favor.
- g. **Evaluate/Select parking lot paving vendors/Vote:** – Chair entertained a motion to select paving contractor from 3 bids received in the amounts of \$112,500.00 from Mid Florida Paving, \$93,428.00 from Pave Rite, and \$91,880.00 from Shields Asphalt Coating. Maggie Case so moved, Bill Miller seconded. Sue moved to table pending a plan to stabilize shoulders and ensure drainage is adequate, Tom Russell seconded . Motion to table carried 4/1, Bill Miller, Sue Wassermann, Tom Russell, Maggie Case in favor, Wayne Tuch against.
- h. **Remove requirement for Deed Restriction Violation complaints to include identification of complainant/Vote:** – Chair entertained a motion to remove the requirement for Deed Restriction violation complaints to include identification of complainant. Sue Wassermann so moved, Bill Miller seconded. Motion carried 5/0 all in favor.
- i. **Change Open House Date from Nov 11 to 18** – Chair entertained a motion to change the date of the Open House/Welcome to Pine Ridge from November 11th to November 18th Maggie Case so moved, Bill Miller seconded. Motion carried 5/0 all in favor.

- j. **Revise prior motion to send ByLaws and Election Manual to SSC** – Chair entertained a motion to revise a previously approved motion to send the changes to the Bylaws and Election Manual to Sachs Sax Caplan instead of Shumaker. Bill Miller so moved, Tom Russell seconded. Motion carried 5/0 all in favor.
 - k. **Legal/Liens/Foreclosure or Fines/Vote:** – None.
 - l. **Questions From Members: Suspend Robert's Rules** – Chair entertained a motion to suspend the rules and take questions from the members with responses from the Board. Sue Wassermann so moved, Maggie Case seconded. Motion carried 5/0, all in favor. Questions were heard and addressed by the Board.
9. **Adjournment 6:58 pm**

Susan Wassermann, Secretary