

PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC.

BOARD OF DIRECTOR'S WORKSHOP

Wednesday October 11, 2023

MINUTES

Meeting convened at 8:00

1. Roll Call: All Directors present – Wayne Tuch, President; Bill Miller, Vice President; Sue Wassermann, Secretary; Tom Russell, Treasurer; Maggie Case, Director
2. President's Comments – none
3. Members Comments * (1/2-hour limit) – none
4. Committee Reports – Roads committee is willing to work with the county road engineers to explore ways to calm traffic on Pine Ridge Blvd, primarily at horse crossings.
5. Discussion Items
 - a. Increase Credit Card Limit – Manager will ask bank to increase credit card limit.
Justification: inflation
 - b. Finalize Bylaws and Election Manual – Reviewed and integrated latest comments into Bylaws sent to BoD on 9/19/2023 at 2:53pm. Sue will integrate Judy Glick's (EVC Chairperson) comments into the Election Manual then send both documents to Wayne (President) to forward to legal team for their comments.
 - c. Discuss the Paving Quotes – Of primary concern is repairing road edges where rocks have been placed – Get Lori (Maintenance Supervisor) to help modify RFP to request solutions and prices to fix and reduce crumbling and erosion along the driveway from Pine Ridge Blvd.
 - d. Discuss Procedure Policies – not discussed. Bill and Maggie previously indicated they were each satisfied with the contents of the Non-Mandatory Committees and the Communication and Interaction procedure documents. Sue will reforward documents to Tom so that he has the latest versions (sent 10/13).
 - e. Electronic Calendar Issues – Sue worked with Linda (Admin Assistant) to fix the issue where some calendar items appeared on their desktops but not on the website. Sue will figure out if/how to print the schedule in a readable yet one-page format. Gail (Manager) will recheck with Linda to see if any other issues exist.
 - f. Discuss Facilities Security – Security cameras – a primary problem is at the Pickleball courts.

Donna (Pickleball Chairperson) would like to have the Pickleball court lock code changed and different than the Tennis-only court. Maureen (Tennis Chairperson) has already agreed to having a different code. Donna will prepare communication to be sent to all players and via Stay In Touch and notify Gail when the code should be changed.

Donna wondered if the courts could have a different lock and/or chain on the auxiliary entrances to be used only by maintenance. Donna will look into costs and maintenance of card reader entry control, charging participants for cards. Cards would be more secure than a lock code which can be given out to unauthorized persons. Requested a camera that could send alerts to chairperson's phone. Would like a "video surveillance in effect" sign.

Manager advised that the security company has now been tasked to check on the courts during their shifts.

Donna will also suggest changes to the use rules to clarify that only the Tennis/Pickleball chairperson or secretary may distribute codes.

- g. Discuss Self Insurance of the Equestrian Center – Discussed. Wayne will prepare a document with the appraised values and insurance costs
 - h. Discuss Other Self Insurance Issues – Discussed. Wayne will prepare a document with the appraised values and insurance costs of other assets
 - i. Zoom Meeting with Michael Chapnick, at 11AM – Meeting was closed at 10:58 am to discuss legal matters. Closed session ended at 12:00 pm
 - j. Planning and Discussion of Potential Agenda Items for the Next Regular Meeting on 10/25/2023
 - a. Discussed status of signage for 486 Entrance
 - b. Discussed documents committee's request for a laptop – Sue will follow up
 - c. Discussed removing or limiting the requirement for notarization of PR's Hold Harmless agreement
4. Meeting adjourned at 1:27 pm.

Susan Wassermann, Secretary