

PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC.

BOARD OF DIRECTORS' BUSINESS MEETING

Wednesday, November 29, 2023

MINUTES

Meeting convened at 6:01 P.M.

- 1. Roll Call** – All 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**

I hope everyone had a great Thanksgiving.

As you may have noticed driving in that the paving from Pine Ridge Blvd to the circle has been completed along with some curbing in critical areas to mitigate erosion. This project was recommended in the reserve report that was completed a couple of years ago and we are right on time with their schedule.

The "Welcome to Pine Ridge" event was a huge success as more than 350 residents attended, including many newcomers. For those who missed it, I hope you will attend next year.

Along with the committees and clubs, there were several vendors exhibiting boats, golf carts, fishing gear, electric bikes, a local chef, etc. Thank you to Civic for their efforts.

The Documents Committee is ready to put the finishing touches on some issues to be voted on by the members. The questions will appear no later than the mailing of ballots for the 2024 election of new Directors, for your consideration. Please participate in the process.

I am happy to report that our Maintenance Supervisor, Lori Castellese, has been given a limited work release from her doctor to return to some of her duties. Although she may be a step or two short of her usual self, she hasn't lost any of her spunk. She continues to improve daily and I'm sure we all wish her a full recovery soon. Welcome back Lori, you have been missed.

On a sadder note, our Maintenance Assistant, Harold, lost his mother the day after Thanksgiving. The next time you see him, you may want to offer your condolences.

Finally, just a heads up for everyone. Due to the Christmas holidays, the next regular Board meeting will be the third Wednesday of December instead of the fourth. So get out there and buy those gifts. And don't forget those less fortunate.

- 4. Members Comments * (1/2-hour limit)** – comments were heard
- 5. Members Comments General and Response by Board** - None
- 6. Review Minutes/accept**
 - a. Regular Board Meeting Minutes October 25, 2023:** The chair entertained a motion to approve the regular Board meeting minutes of October 25, 2023. Bill Miller so moved, Tom Russell seconded. Motion passed 5/0, all in favor.
 - b. Special Meeting Minutes October 26, 2023:** The chair entertained a motion to approve the special meeting minutes of October 26, 2023. Bill Miller so moved, Maggie Case seconded. Motion passed 5/0, all in favor.
 - c. Special Meeting Minutes November 3, 2023:** The chair entertained a motion to approve the special meeting minutes of November 3, 2023. Bill Miller so moved, Tom Russell seconded. Motion passed 5/0, all in favor.

- d. **Workshop Meeting Minutes November 8, 2023:** The chair entertained a motion to approve the workshop meeting minutes of November 8, 2023. Tom Russell so moved, Bill Miller seconded. Motion passed 5/0, all in favor.

7. Communications

- a. **Adopt Treasurers October 31, 2023:** The chair entertained a motion to adopt the Treasurer's report of October 31, 2023, subject to audit. Sue Wassermann so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
- b. **Manager & Committee Reports – In the Packet**

8. Unfinished Business

- a. None

9. New Business

- a. **Adopt New Process for Pickleball Registration/Vote:** The chair entertained a motion to approve the new process for Pickleball registration. Maggie Case so moved, Tom Russell seconded. Sue Wassermann moved to amend the motion to include 2-4 business days response, and implementation TBD by Technical Committee after user and office testing, Maggie Case seconded the amendment. Amendment passed 5/0, all in favor, and amended motion passed 5/0, all in favor.
- b. **Approve Contractor to Make Necessary Repairs to Pickleball Courts/Vote:** The chair entertained a motion to approve contractor to make necessary repairs to the Pickleball Courts.: Sue Wassermann so moved, Bill Miller seconded. Sue Wassermann moved to amend the motion to select Ace Courts as the contractor, Bill Miller seconded the amendment. Amendment passed 5/0, all in favor, and amended motion passed 5/0, all in favor.
- c. **Ratify Decision to Create Communication Committee and Appoint Maggie Case as Chairperson/Vote:** The chair entertained a motion to ratify the decision to create a Communication Committee and appoint Maggie Case as the chairperson. Tom Russell so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
- d. **Reinstate Additional \$100 Per Week for Harold Retroactive to 10/23/2023/Vote:** The chair entertained a motion to reinstate additional \$100 per week for Harold retroactive to 10/23/2023. Bill Miller so moved, Maggie Case seconded. Motion passed 5/0, all in favor.
- e. **Approve the Business Decision to not insure the following items: Stable Contents, Tennis Courts, Tennis and Flying Field Pavilions, Pumps and Wells, Fencing, Inland Marine, Signs, Playground Equipment, Gazebo. Direct the Savings of Premiums to a Separate Account to Cover Future Repairs/placement/Vote:** The chair entertained a motion to approve the business decision to not insure the following items: Stable contents, Tennis courts, Tennis and Flying Field pavilions, Pumps and Wells, Fencing, Inland Marine, Signs, Playground equipment and Gazebo. Direct the savings of premiums to separate account to cover future repairs/replacements. Bill Miller so moved, Maggie Case seconded. Motion passed 5/0, all in favor.
- f. **Approve Attorneys to rewrite article 10:18 to be Included in a Future Referendum/Vote:** The chair entertained a motion to approve the attorney's rewrite of article 10.18 to be included in a future referendum. Tom Russell so moved, Bill Miller seconded. Maggie Case moved to amend the motion to remove the following sentence from Sections 2 and 3: "Membership approval as required herein may also be obtained by the written consent of a majority of a quorum of the Membership." Bill Miller seconded the amendment. Amendment passed 5/0, all in favor, and amended motion passed 5/0, all in favor.

- g. Approve Purchase of Replacement Golf Cart for Barn/Vote:** The chair entertained a motion to approve the purchase of a replacement golf cart for the barn. Tom Russell so moved, Maggie Case seconded. Sue Wassermann moved to amend the motion to select the lithium powered by Capt. Jim at \$10,340.94 minus a trade-in. Maggie Case seconded the amendment. Amendment passed 5/0, all in favor, and amended motion passed 5/0, all in favor.
- h. Approve Purchase of Four New Frames and Nets for Pickleball Courts/Vote:** The chair entertained a motion to approve the purchase of four new frames with nets for the Pickleball Courts. Maggie Case so moved, Bill Miller seconded. Sue Wassermann moved to amend the motion to purchase 4 sets of the Douglas Premier Stainless product, Bill Miller seconded the amendment. Amendment passed 5/0, all in favor, and amended motion passed 5/0, all in favor.
- i. Election Documents Review and Approve for 2024/Vote:** The chair entertained a motion to review and approve election documents. Maggie Case so moved, Tom Russell seconded. Sue Wassermann moved to amend the motion to approve 5 items: Amend to approve 5 items: 1: Door Notice, 2: Resume, 3: Notice of Intent/Self-Nomination Application, 4: Envelope to Members, 5: Proxy/Ballot envelope. Maggie Case seconded the amendment. Amendment passed 5/0, all in favor, and amended motion passed 5/0, all in favor.
- j. Legal/Liens/Foreclosure or Fines/Tax Deed Sales/Vote:** The chair entertained a motion to approve manager's recommendation to proceed with tax deed sale deposits. Maggie Case so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
- k. Questions From Members:** None

10. Meeting adjourned at 8:50

Susan Wassermann, Secretary