

PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC.

BOARD OF DIRECTOR'S BUSINESS MEETING

Wednesday December 20, 2023

MINUTES

Meeting convened at 6:03 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

Good evening everyone. Thank you for your attendance. I wish we could fill this room for these meetings, but I think many don't realize how much the Board's business affects us all. Except for "hot button" issues, we seem to always see the same faces.

The Community Manager has stepped up the reviews of Pine Ridge properties and has reported finding fewer violations than expected. Of course, there are always some that ignore or just don't know they are in violation. Most times a simple phone call gets the job done. So I'd like to thank those in compliance for keeping Pine Ridge the beautiful community we all moved into.

As of December 1st, the Election Committee kicked off the process for members wishing to self-nominate for a seat on the Board. This is open to all Pine Ridge lot owners, so throw your hat in the ring and help make a difference.

The BOCC will be hearing the application to construct 85 homes on the golf course property on January 9th. The STGCP Committee has put out a tremendous effort to stop a private community from being created within the boundaries of Pine Ridge. The Property Appraiser has already reduced the appraised value of homes in and around the golf course property. Other communities in Florida have experienced a similar fate under these circumstances. If this were to pass, what's next? A builder buys a 7 acre property in Pine Ridge, gets the County to rezone it, and suddenly that nice horse farm you lived next to has 4 or 5 houses on it? I hope to see a large turnout on the 9th to show the commissioners we are united in our cause.

I see the Angel Tree in the back of the room is empty of envelopes to help those in need at CASA. Thank you for your generosity. To anyone that may have missed a chance to get one of the envelopes, I'm sure they would still appreciate a donation directly from you.

So on that note, I would like to say a belated Happy Hanukkah to all of our Jewish friends, Happy Holidays and a safe, healthy, and Happy New Year to all.

4. Members Comments * (1/2-hour limit)

5. Members Comments General and Response by Board

6. Review Minutes/Accept

- a. Regular Board Meeting Minutes November 29, 2023** – Chair entertained a motion to approve regular Board meeting minutes of November 29, 2023. Bill Miller so moved, Tom Russell seconded. Motion carried 5/0, all in favor.
- b. Board Workshop Minutes December 6, 2023** – Chair entertained a motion to approve Board workshop minutes of December 6, 2023. Maggie Case so moved, Bill Miller seconded. Motion carried 5/0, all in favor.
- c. Special Meeting Minutes December 13, 2023** – Chair entertained a motion to approve special meeting minutes of December 13, 2023. Bill Miller so moved, Maggie Case seconded. Motion carried 5/0, all in favor.

7. Communications

- a. **Adopt Treasurer's Report November 30, 2023** – Chair entertained a motion to adopt Treasurer's report of November 30, 2023 subject to audit. Sue Wassermann so moved, Bill Miller seconded. Motion carried 5/0, all in favor.
 - b. **Manager & Committee Reports – In the Packet**
 - i. Pete Cuccaro spoke for the Save the Golf Course Property Committee.
8. **New Business**
- a. **Approve 2024 Budget** – Chair entertained a motion to approve 2024 budget. Maggie Case so moved, Bill Miller seconded. Motion carried 5/0, all in favor.
 - b. **Approve Christmas bonuses of \$200.00 for each full-time employee and \$100.00 for each part-time employee** – Chair entertained a motion to approve Christmas bonuses of \$200.00 for each full-time employee and \$100.00 for each part-time employee. Bill Miller so moved, Maggie Case seconded. Motion carried 5/0, all in favor.
 - c. **Approve 2024 Capital Improvement Plan** – Chair entertained a motion to approve 2024 capital improvement plan. Bill Miller so moved, Tom Russell seconded. Motion carried 5/0, all in favor.
 - d. **Approve "Communication and Interaction between Board members and with Staff" document** – Chair entertained a motion to approve "Communication and Interaction between Board members and with Staff" document. Sue Wassermann so moved, Bill Miller seconded. Maggie Case moved the topic be tabled, Tom Russell seconded. Motion to table carried 4/1, Wayne Tuch, Bill Miller, Tom Russell, Maggie Case in favor, Sue Wassermann against.
 - e. **Approve "Non-Mandatory Committees" document** – Chair entertained a motion to approve "Non-Mandatory Committees" document. Sue Wassermann so moved, Bill Miller seconded. Maggie Case moved the topic be tabled, Bill Miller seconded. Motion to table carried 5/0.
 - f. **Ratify decision to seek the counsel of an HR professional** – Chair entertained a motion to ratify decision to seek the counsel of an HR professional. Tom Russell so moved, Maggie Case seconded. Tom Russell seconded. Motion carried 5/0.
 - g. **Approve, for vote of the membership, a change to the Declarations to halt the construction of homes for use as models** – Chair entertained a motion to approve, for vote of the membership, a change to the Declarations to halt the construction of homes for use as models. Tom Russell so moved, Bill Miller seconded. Maggie Case moved the topic be tabled, Tom Russell seconded. Motion to table carried 5/0.
 - h. **Legal/Liens/Foreclosure or Fines/Vote:** – None
 - i. **Questions From Members:** Questions and comments were heard.
9. **Adjournment** – meeting adjourned at 7:28 P.M.

Susan Wassermann, Secretary