

PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC.

BOARD OF DIRECTOR'S BUSINESS MEETING

Wednesday, January 24, 2024

MINUTES

Meeting convened at 6:04PM

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** – Happy New Year one and all. Here's hoping it is a safe, healthy, and prosperous one.

The repairs and restriping of the upper Tennis/Pickleball courts began this week and if the weather cooperates, they will finish shortly. The end result will be a surface free of cracks and 2 additional pickleball courts.

The new columns and signs for the 486 entrance are finally about to reach the construction stage.

I'm sure everyone has heard by now of the unanimous vote by the Board of County Commissioners to reject the application to build homes on the golf course property. Our attorney has shared with me that he believes the very professional and respectful community presentation was the coup de grace. What a tremendous effort on the part of the Save the Golf Course Property Committee! The Board of County Commissioners is now fully aware of the power of Pine Ridge. But be aware, this is not over yet. The applicant can not (by county code) resubmit this application for 1 year unless it contains a substantial difference. We can only speculate what that might be.

We recently hired an additional maintenance person to assist Harold and Lori. Lori is still in recovery mode and hopes to retire sometime this year. In the meantime, she will be mentoring Harold and Bud to facilitate a smooth transition for them. It's no simple task to convey 22 years of experience to others, but I know she is quite capable.

One final message, and it is an important one. We are now in election season for 3 open seats on the Board. Self-nominations end at 4:30 pm on Friday, January 26th. Everyone in this community has something special that they bring to the table in the way of ideas and perspective. Get involved! But, if you can't or don't care to, at least let your voice be heard by casting your vote.

Thank you for your attendance.

4. **Members Comments * (1/2-hour limit)** – Comments were heard
5. **Members Comments General and Response by Board** – Comments were heard
6. **Review Minutes/accept**
 - a. **Annual Meeting Minutes April 11 2023:** Chair entertained a motion to approve the April 11, 2023 Annual Membership Meeting Minutes. Maggie Case so moved, Bill Miller seconded. Sue Wassermann suggested an amendment amend to the motion to add that the previous year's Meeting Minutes must be read at the following annual meeting, Bill Miller so moved, Maggie Case seconded. Amendment passed 5/0, all in favor. Amended motion passed, 5/0, all in favor.
 - b. **Special Meeting Minutes January 3, 2024** – Chair entertained a motion to approve the January 3, 2024 Special Meeting Minutes. Maggie Case so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
 - c. **Workshop Meeting Minutes January 10, 2024** – Chair entertained a motion to approve the January 10, 2024 Workshop Minutes. Bill Miller so moved, Tom Russell seconded. Motion passed 5/0, all in favor.
 - d. **Special Meeting Minutes January 17, 2024** – Chair entertained a motion to approve the January 17, 2024 Special Meeting Minutes. Maggie Case so moved, Bill Miller seconded.

Sue Wassermann moved to amend and correct date and title of the minutes, Bill Miller seconded the amendment. Amendment passed 5/0, all in favor. Amended motion passed 5/0, all in favor.

7. Communications

- a. Adopt Treasurers December 31, 2023** – Chair entertained a motion to adopt the Treasurer's Report of December 31, 2023. Maggie Case so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
- b. Manager & Committee Reports** – In the Packet

8. Unfinished Business

9. New Business

- a. Election 2024 Voting Proxy/Meeting Notice/Meeting Agenda/Vote:** Chair entertained a motion to table the 2024 Voting Proxy, Meeting Notice, and Meeting Agenda. Maggie Case so moved, Tom Russell seconded. Motion to table passed 5/0, all in favor.
- b. Bylaws Announcement to be Included in Annual Meeting Notice/Vote:** Chair entertained a motion to include an announcement in the Annual Meeting Notice that the Bylaws have been recorded. Sue Wassermann so moved, Maggie Case seconded. Motion passed 5/0, all in favor.
- c. Bylaws Recording Fees and Date/Vote:** Chair entertained a motion to approve recording fees for the revised Bylaws. Bill Miller so moved, no second. Chair entertained a motion to table item 9c. Bill Miller so moved, Maggie Case seconded. Motion to table passed 4/1, Bill Miller, Sue Wassermann, Tom Russell, Maggie Case in favor, Wayne Tuch against.
- d. Corporate Transparency Act/Legal Guidance/Vote:** Chair entertained a motion to approve funds and legal guidance related to the Corporate Transparency Act. Sue Wassermann so moved, Tom Russell seconded. Motion passed 5/0, all in favor.
- e. Communications Committee Charter/Vote:** Chair entertained a motion to approve the Communications Committee Charter. Bill Miller so moved, Sue Wassermann seconded. Motion passed 5/0, all in favor.
- f. Approve Communications Committee Members/Vote:** Chair entertained a motion to approve Communications Committee members; Mary Gojda, James Arthur, Mike McCoy, and Keith Landers. Bill Miller so moved, Sue Wassermann seconded. Motion passed 5/0, all in favor.
- g. Legal/Liens/Foreclosure or Fines/Tax Deed Sales/Vote:** none
- h. Questions From Members:** were heard

10. Adjournment – Meeting adjourned at 7:30PM

Susan Wassermann, Secretary