

**PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC.**

**BOARD OF DIRECTOR'S SPECIAL MEETING**

Monday January 29, 2024

**MINUTES**

Meeting convened at 6:01 PM.

1. **Roll Call** – All Directors present: Wayne Tuch, President; Bill Miller, Vice President; Sue Wassermann, Secretary; Tom Russell, Treasurer; Maggie Case, Director
2. **Members' Comments (1/2-hour limit)** - none
3. **Old Business**
  - a. **Review Deed Restriction changes and approve forwarding to attorney/Vote:** Chair requested a motion to remove topic from the table. Tom Russell so moved, Bill Miller seconded. Removing from the table passed 5/0.
    - i. **1.01B, Tree Preservation:** Failed 2/3, Wayne Tuch, Bill Miller in favor, Sue Wassermann, Tom Russell, Maggie Case opposed.
    - ii. **1.03B Reasonable Use Rules:** Passed 3/2, Wayne Tuch, Bill Miller, Tom Russell in favor, Sue Wassermann, Maggie Case opposed.
    - iii. **1.04 Front/Rear Property Lines, Front/Rear Lines of Main Structure:** Failed 2/3, Wayne Tuch, Bill Miller in favor, Sue Wassermann, Tom Russell, Maggie Case opposed.
    - iv. **4.01D Rain Barrels:** Passed 5/0, all in favor.
    - v. **4.01E Trash Can Storage:** Passed 5/0, all in favor.
    - vi. **4.01F Utility Fencing:** Passed 4/1 Wayne Tuch, Bill Miller, Sue Wassermann, Tom Russell in favor, Maggie Case opposed.
    - vii. **1.00, 4.03A, 4.03B, 4.03K Signs:** 1.02C2, 4.03A, 4.03B, 4.03K: Passed 4/1, Wayne Tuch, Bill Miller, Sue Wassermann, Tom Russell in favor, Maggie Case opposed.
    - viii. **4.03I Flags:** Passed 5/0, all in favor.
    - ix. **4.07 Debris:** Passed 5/0, all in favor.
    - x. **4.08B1 Vehicle Parking behind Front Line of the Main Structure:** Passed 5/0, all in favor.
    - xi. **4.09A Active Replanting, Landscaping overgrowth:** Passed 5/0, all in favor.
    - xii. **4.09C1 Cracked Paved Driveways, Missing Paver Blocks:** Failed 0/5, all opposed.
    - xiii. **10.18 Material Alterations or Substantial Additions to the Property:** Passed 5/0, all in favor.
4. **New Business**
  - a. **Ratify President's decision to approve additional \$710.00 for 486 sign project** – Chair entertained a motion to ratify President's decision to approve additional \$710 for 486 sign project. Bill Miller so moved, Maggie Case seconded. Motion passed 5/0, all in favor.
  - b. **Ratify President's decision to approve \$2000.00 change order to upper tennis/pickleball court renovation** – Chair entertained a motion to ratify President's decision to approve \$2000 change order to upper tennis/pickleball court renovation. Bill Miller so moved, Maggie Case seconded. Motion passed 5/0, all in favor.
  - c. **Approve \$1.00 per hour increase to Deb Peterson's (bookkeeper) hourly rate** – Chair entertained a motion to approve a \$1.00 per hour increase to Deb Peterson's hourly rate. Bill Miller so moved, Maggie Case seconded. Motion passed 5/0, all in favor.
  - d. **Approve legal fees to have Zoom meeting with attorney Michael Weiner and the Save the Golf Course Property Committee** – Chair entertained a motion to approve legal fees to

have a Zoom meeting with attorney Michael Weiner and the Save the Golf Course Property Committee. Tom Russell so moved, Bill Miller seconded. Tom Russell moved to amend the proposal to request Michael Weiner to present a written summary and other findings related to application AA-2023-00003, which was denied by Citrus BOCC at the 5:01 meeting on January 9, 2024. Request focus on the threats that zoning/land development code changes present to PRPOA. Maggie seconded the amendment. Amended motion passed 5/0, all in favor.

**5. Meeting Adjourned - 8:52 PM**

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Susan Wassermann, Secretary