

PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC.

BOARD OF DIRECTOR'S BUSINESS MEETING

Wednesday March 27, 2024

MINUTES

Meeting convened at 6:00 PM

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** – was recited
3. **Members Comments * (1/2-hour limit)** – were heard
4. **Members Comments General and Response by Board** – were heard
5. **Review Minutes/accept**
 - a. **Regular Board Meeting Minutes February 28, 2024** – Chair entertained a motion to approve meeting minutes of February 28, 2024. Bill Miller so moved, Tom Russell seconded. Motion carried 5/0, all in favor.
 - b. **Board Workshop Minutes March 13, 2024** – Chair entertained a motion to approve workshop meeting minutes of March 13, 2024. Bill Miller so moved, Maggie Case seconded. Motion carried 5/0, all in favor.
6. **Communications**
 - a. **Adopt Treasurers February 29, 2024, subject to audit** – Chair entertained a motion to approve Treasurer's Report, February 29, 2024, subject to audit. Maggie Case so moved, Bill Miller seconded. Motion carried 5/0, all in favor.
 - b. **Manager & Committee Reports** – In the Packet and were heard
7. **Unfinished Business**
 - a. **Approve "Communication and Interaction between Board Members and with Saff" document** – Chair entertained a motion to remove item a from the table. Bill Miller so moved, Wayne Tuch seconded. Motion to remove from the table passed 3/2, Wayne Tuch, Bill Miller, Tom Russell in favor, Sue Wassermann, Maggie Case against. Bill Miller moved to dispose of the item, Wayne Tuch seconded. Motion to dispose carried 3/2, Bill Miller, Tom Russell in favor, Sue Wassermann, Maggie Case against.
 - b. **Approve "Non-Mandatory Committees" document** – Chair entertained a motion to remove item b from the table. No motion heard, item remains tabled.
 - c. **Discuss and approve changes to the employee handbook** – Chair entertained a motion to remove item c from the table. Bill Miller so moved, Tom Russell seconded. Motion to remove from the table failed 1/4, Wayne Tuch in favor, Bill Miller, Sue Wassermann, Tom Russell, Maggie Case against.
 - d. **Purchase Two Picnic Tables with Umbrellas for Upper Sport Courts** – Chair entertained a motion to remove item d from the table. Bill Miller so moved, Tom Russell seconded. Motion to remove from table passed 5/0. Motion to purchase two tables with umbrellas for upper sport courts passed 4/1, Bill Miller, Sue Wassermann, Tom Russell, Maggie Case in favor, Wayne Tuch against.
 - e. **Approve Relocating Dumpster** Chair entertained a motion to remove item e from the table. No motion heard, item remains tabled.
8. **New Business**
 - a. **Ratify the President's decision to put the "Meet the Candidates Videos" on the Pine Ridge Website** – Chair entertained a motion to ratify the President's decision to put the "Meet the Candidates Videos" on the Pine Ridge website. Bill Miller so moved, Sue Wassermann seconded. Motion carried 5/0, all in favor.

- b. Approve the Removal and Erasing of the “Meet the Candidates Videos” 90 days after the Election has closed on April 9, 2024** – Chair entertained a motion to approve the removal and erasing of the “Meet the Candidates Videos” 90 days after the Election has closed on April 9, 2024. Sue Wassermann so moved, Bill Miller seconded. Motion carried 5/0, all in favor.
- c. Ratify Question 12 on the Referendum** – Chair entertained a motion to ratify adding Question 12 on the Referendum. Sue Wassermann so moved, Maggie Case seconded. Motion carried 5/0, all in favor.
- d. Suspend Voting and Use Rights for Delinquent Accounts that are Past Due Over 90 Days** – Chair entertained a motion to suspend voting and use rights for delinquent accounts that are past due over 90 days. Bill Miller so moved, Maggie Case seconded. Motion carried 5/0, all in favor.
- e. Authorize Manager to Bring Application to the President for a New Credit Card with a Higher Limit to Include Cashback Rewards** – Chair entertained a motion to authorize Manager to bring application to the President for a new credit card with a higher limit to include cashback rewards. Bill Miller so moved, Tom Russell seconded. Motion carried 5/0, all in favor.
- f. Adopt a Change to the Records Inspection Policy, Changing #6 from “will” to “may” at the Association’s Option** – Tom Russell so moved, Bill Miller seconded. Tom Russell amended the motion to: DELETE “Production of computer-generated data will be released if available in its original format via disk or memory tick, but not electronically via the internet.” REPLACE with “Documents resident on POA computers may be released on portable media or printed at the POA’s option.” Bill Miller seconded the amendment. Motion to amend carried 4/1, Wayne Tuch, Bill Miller, Sue Wassermann, Tom Russell, Bill Miller in favor, Maggie Case against. Amended motion carried 4/1, Wayne Tuch, Bill Miller, Sue Wassermann, Tom Russell, Bill Miller in favor, Maggie Case against.
- g. Legal/Liens/Foreclosure/ Tax Deeds or Fines** – President moved to impose the maximum fine of \$1000.00 to property A. Sue Wassermann seconded. Motion carried 4/0/0, Wayne Tuch, Sue Wassermann, Tom Russell, Maggie Case in favor, none against, Bill Miller abstained.

9. President’s Comments

This is my final regular Board meeting, and I would like to point out some of the things your Board has accomplished in the past year.

1. upgraded the a/c system for the Community Center.
2. major rewiring to the barn electrical system to remove the use of extension cords and portable fans.
3. upgraded the electrical panels in the barn and security room.
4. installed and wired permanent fans in each stable of the barn.
5. resurfaced the upper tennis courts, adding two pickleball courts, and replaced the pickleball nets with a much better type.
6. repaved the 50 year old entry drive and parking area up to and including the circle.
7. purchased new and improved microphones.
8. purchased a car for the Manager to do community reviews and for local errands.
9. replaced the barn golf cart. which by the way, is paid for by the stable renters.
10. removed the requirement to give your name when reporting a deed restriction violation.
11. instituted a plan to save on costs of security guards.
12. created a communications committee.
13. reestablished the environmental committee.
14. made revisions to the election procedures.
15. updated the bylaws.

I want to thank all the volunteers and committee members for their efforts to support the Board and thank the staff for their good work.

And of course, many thanks to my fellow Board members.

I have been involved with the POA since 2017, first as a member of the ADC, then the chair of the ADC, I spent 2/12 years on what was then the deed restriction committee while serving as Board Secretary, then as Treasurer during which time we decided to invest some of your money in CD's (we've made over \$40,000.00 in interest, since and a far cry from the \$283 we made in the previous year), and finally this last year as President.

I've saved the Association thousands of dollars by volunteering my time and expertise with the barn electrical work and other electrical problems that were beyond the scope of the maintenance department.

This past year has provided many challenges that required countless hours of my personal time and time away from family, but as they say "no good deed goes unpunished" and I have taken my share of punishment. From the keyboard commandos who've made Pine Ridge the laughing stock of Citrus County that have nothing better to do than criticize, spew false information, make accusations of underhanded, hush hush deals, disparage the reputation of good people, call others names acting like 3rd graders and of course assassinate my character, to a fellow Board member calling me unethical based on some supposed, unsolicited e-mail I sent supporting certain candidates. The email was never produced, but based on hearsay, this Board member called for a no confidence vote by the Board. To this Director's credit, the request was withdrawn. But, when asked for an apology, I was told I'd have to wait a long time before receiving one. On more than one occasion, this Board member has questioned my leadership, and that's okay, but I was never approached and told, "Hey, you're the President, get your act together" on a particular issue. But other Directors have and offered to help. I've never professed to have all the answers or know the best way to handle everything thrown at us, but I had this naive idea that the 5 Directors should work together.

I've wrestled with the idea of resigning this evening, but because quitting goes against my nature, I intend to complete the remainder of my term.

I accepted my fiduciary responsibility when I took this post, meaning I became a person to whom property or power is entrusted for the benefit of another, and I believe I've fulfilled that obligation.

Finally, I've lived here for 7 years and have never seen such a contentious election cycle as we are experiencing this year. I believe, no matter the outcome or which side of the issues you support in this election, each candidate wants what is best for the Association. So, please make your choices and cast your vote.

10. Questions From Members – were heard

11. Adjournment – Meeting adjourned at 7:15 PM

Susan Wassermann, Secretary