

MINUTES OF BOARD OF DIRECTOR'S REGULAR MEETING

Tuesday April 30, 2024, at 6:00 p.m.

The Chair announced that the meeting is called to order at 6:00 p.m., and to let the minutes reflect that all five (5) Board members are present. Susan Wassermann, President, Maggie Case, Vice President/ Secretary, Bob Farmer, Treasurer, Tom Russell, Director and Pete Cuccaro, Director

The Pledge of Allegiance was recited. The Chair announces the agenda and speaking rules that are in the packet.

President's Message: On behalf of all the Board members, new and old, thank you for your confidence in us. Each of us is here to do our best for the Association as a whole, which is a tough task. For instance, I sent a Stay in Touch message about Monday's closed meeting. Some recipients were happy to know that the Board has legal issues to deal with and understand that we must keep such information confidential. Another was annoyed to receive "garbage" that basically told him that there's a meeting you can't come to covering a topic we won't tell you about.

It's a fine line to remain transparent about what your Board is doing versus sending too much, and I know we'll never make everyone happy. Please continue to communicate with us Directors, and we'll figure out what's "just right" for the majority.

Members Comments: There were member comments.

Review Minutes/Accept -

- a. **Regular Board Meeting Minutes March 27, 2024:** The Chair entertains a motion to accept the minutes for the March 27, 2024, regular board meeting, Tom Russell so moves. Maggie Case seconds, motion passed. 5/0
- b. **Special Meeting Minutes April 5, 2024:** The Chair entertains a motion to accept the minutes of the Special Meeting for on April 5, 2024, Maggie Case so moves, Tom Russell seconds, motion passed. 5/0
- c. **Annual Membership Meeting Minutes April 9-10, 2024:** The Chair entertains a motion to accept the Annual Membership Meeting Minutes April 9-10, 2024, and they will be read at the next Annual Meeting to be held in 2025, Maggie Case so moves, Tom Russell seconds, motion passed. 5/0
- d. **Board Organizational Meeting Minutes April 9, 2024:** The Chair entertains a motion to accept the Board Organizational Meeting Minutes for April 9, 2024, Pete Cuccaro so moves. Tom Russell seconds, motion passed. 5/0
- e. **Board Workshop Meeting Minutes April 16, 2024:** The Chair entertains a motion to accept the Board Workshop Meeting Minutes for April 16, 2024, with amendments stated, Tom Russell so moves. Pete Cuccaro seconds, motion passed. 5/0

Communications

a. Adopt Treasurer's Report March 31, 2024:

The Chair will entertain a motion to approve the March 31, 2024, Treasurer's report, subject to audit, Tom Russell so moves. Bob Farmer seconds, motion passed. 5/0

b. Manager & Committee Reports – Roads, Pickleball and Save the Golf Course Property Chairs gave a verbal report.

Unfinished Business -

a. Approve "Non-Mandatory Committees" document. The Chair will entertain a motion to take from table the Non-Mandatory Committees document, Pete Cuccaro so moves, Bob Farmer seconds. Motion Passed 3/2 with Susan Wassermann, Bob Farmer and Pete Cuccaro for, Tom Russell and Maggie Case opposed.

The Chair will entertain a motion to approve the Non-Mandatory Committee document Maggie Case so moves. The Chair seconds. Motion failed with all five board members opposed.

b. Discuss and approve changes to Employee Handbook. The Chair will entertain a motion to remove from the table to discuss and approve changes from the employee handbook, Tom Russell so moves. Pete Cuccaro seconds, motion passed 4/1 Susan Wassermann, Bob Farmer, Tom Russell and Pete Cuccaro for, Maggie Case opposed.

The Chair will entertain a motion to discuss and approve the changes to the Employee handbook, Maggie Case so moves. Tom Russell seconds, motion failed with all five members opposed.

c. Approve Relocating Dumpster. The Chair will entertain a motion to remove approval of relocating the dumpster off the table, Maggie Case so moves. Pete Cuccaro seconds, motion passed. 5/0

The Chair will entertain a motion to approve relocating the dumpster, Maggie Case so moves. Bob Farmer seconds, motion failed 4/1 Susan Wassermann, Maggie Case, Bob Farmer and Pete Cuccaro opposed, Tom Russell for.

New Business

a. Affirm or Appoint Committee Chairs: The Chair will entertain a motion to affirm or approve committee chairs overall, Tom Russell so moves. Pete Cuccaro seconds.

1. Tennis/Pickle Ball Maureen Carusso & Donna Westmoreland ~No discussion
2. Communications ~ Maggie Case moves to amend and remove item a.2 Bob Farmer seconds, motion passed. 5/0
3. Roads Mark Svestka~ No discussion
4. PREL Carol Bartolet ~ No discussion
5. Dog Run Catherine Carroll~ No Discussion
6. Documents Lisa Moreland ~ Discussion / clarification from the chair
7. Election Judy Glick ~ No Discussion
8. ADC Ed Kroll ~ No Discussion
9. Finance ~ Bob Farmer moves to amend the motion to remove the finance committee a.9 from the list, Maggie Case seconds, motion passed 3/2 with Susan Wassermann, Maggie Case and Bob Farmer for, Tom Russell and Pete Cuccaro opposed.
10. Save the Golf Course Committee Ron Walser~ No discussion.

Overall motion for items 1, 3,4,5,6,7,8, and 10 passed 5/0. Items 2,9 passed as amended and noted above.

- b. **Validity of Deed Restrictions and Timeline to Reaffirm:** The Chair announces that the restrictions were reaffirmed in 2011 and confirms the period of 30 years from that date of recording.
- c. **Adopt Regular Board Meeting Calendar 2024/25:** The Chair will entertain a motion to adopt the Regular Board Meeting Calendar 2024/25 Bob Farmer so moves. Maggie Case seconds, All in favor 5/0.
- d. **Approve Funds for Road Survey:** The Chair will entertain a motion to approve funds for the road surveys, subject to the review of the legal contract returning to the board for approval, Maggie Case so moved. Tom Russell seconds, motion passed. 4/1 with Susan Wassermann, Maggie Case, Tom Russell and Pete Cuccaro for, Bob Farmer opposed.
- e. **Rules for Pool Table Use:** The Chair moves to table the item, Tom Russell so move. Maggie Case seconds. Motion passed 4/1 Susan Wassermann, Maggie Case, Bob Farmer and Tom Russell for, Pete Cuccaro opposed.
- f. **Purchase Two Picnic Tables w/Umbrellas for multipurpose Sports Courts:** The Chair will entertain a motion to approve two picnic tables with umbrellas for the multipurpose sport court; Tom Russell so moves. Bob Farmer seconds. Tom Russell moves to amend the motion to add a not to exceed limit of \$3k, Bob Farmer seconds, motion to amend passed 5/0. Overall motion passed 5/0.
- g. **Revisit Previous Board's Motion to Change Request for Access to Pine Ridge Property Owners Association Records item #6 from "will to "may" at the Associations Option.** Tom Russell moves to revise the current revision of "Association Records Access and Inspection Procedure" to read as

presented in the Board packet under **Agenda (item 9(g))**. Pete Cuccaro seconds. Pete Cuccaro and Maggie Case amend the first sentence of the proposed revisions to strike may and replace with will (Pete) and to add either (Maggie) as follows “Documents resident on POA computers will be released on either (a)...” Sue Wassermann amends the last sentence of the first paragraph of the proposed revisions to strike limited and replace with the phrase not exceed as follows: The cost of POA-provided portable media shall not exceed \$20, payable by the recipient. The amendments passed 5/0; amended motion passed 5/0.

Adjournment

Maggie Case moved to adjourn at 8:40 p.m. Pete Cuccaro seconded, there was no objection, meeting adjourned.

Maggie Case, VP/Secretary