

PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTOR'S REGULAR MEETING
Wednesday May 22, 2024, at 6:00 p.m.
Adopted as Submitted

1. Roll Call

The Chair announced that the meeting is called to order at 6:02 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: Those of you who know me, know that I prefer to confront the "elephant in the room" head on. Actually, I don't like to have ANY elephants in my room, but when there is one, I go right in.

On Monday, the Citrus County Chronicle newspaper featured an article that Pine Ridge Property Owner's Association and the previous president, Wayne, are being sued for libel and slander. As of now, we have not been served official notice of that suit. Until such time, we have no comment, and any eventual comments would be only after consultation with our attorneys.

In the meantime, let me tell you what else is going on. Southern Oaks (James Dicks) has filed a "request for relief" from the Citrus County BOCC's decision on January 9th to deny his application to develop 85 homes on the golf course property. Mediation regarding this request is scheduled for June 4. This mediation is between DIX Developments and an attorney for the County. The POA is not involved, however, our attorney is looking into whatever may come next. Southern Oaks Property Group requested relief pursuant to 70.51, yet this mediation seems to be outside of the process detailed in 70.51. Our legal team is working to figure it out.

Now, shifting directly to the Golf Course property and associated expenses:

First, I doubt anyone would deny that having an independent, public, private, or semi-private Golf Course feature within the periphery of Pine Ridge would be a benefit to the community. A primary concern has been 'yes, but at what cost'?

Second, it is human nature to think the worst when clear information is not forthcoming. Where does your mind go if a doctor says "your test results are in, and we need you to schedule an appointment so we can discuss them"? A lack of clear and consistent communication has led to skepticism and lack of trust between neighbors. Since becoming your President, I have spent

many hours with the Save the Golf Course Property Committee to understand the information I lacked, and to see the complexities involved.

Many things have been said by many different people. Here's what I have to say: The Save the Golf Course Property Committee never promoted having the POA purchase or become a partner in the Golf Course, the property, or the business. Their goal was to prevent the BOCC from approving the application, and that's what happened on January 9th. Now we're waiting to see what happens with the request for relief.

At this time, our legal team is looking into the above-mentioned irregularities to ensure that proper procedures are followed by our County. I, your Treasurer (Bob), and your Community Association Manager (Gail) are scrutinizing every line on every legal bill. We reduced the last bill by about \$2,300 and will continue to keep on top of billing AND payments.

My promise to you is that I will continue to provide as much transparency into Association business as possible. Please do understand, some topics may be inappropriate to publicly discuss. Some may be protected by attorney-client privilege, particularly if we're in the midst of a legal challenge. Nonetheless, you should feel free to ask any questions, and the Board will provide answers when we know them.

Members Comments *: There were no member comments. CCSO's Detectives Williams and Chino were guests reaching out to touch base. Received comments regarding speeding, scam companies soliciting.

2. Review Minutes/Accept -

- a. Regular Board Meeting Minutes April 30, 2024:** The Chair entertains a motion to accept the minutes for the April 30, 2024, regular board meeting. Tom Russell so moves. Maggie Case seconds, motion passed. 5/0
- b. Board Workshop Meeting Minutes May 8, 2024:** The Chair entertains a motion to accept the Board Workshop Meeting Minutes for May 8, 2024. Maggie Case so moves. Tom Russell seconds, motion passed. 5/0

3. Communications

a. Adopt Treasurer's Report April 30, 2024:

The Chair entertains a motion to approve the April 30, 2024, Treasurer's report, subject to audit, Bob Farmer so moves. Maggie Case seconds, motion passed. 5/0

- b. Manager & Committee Reports.** There was no Manager's report as Gail has been out ill. ADC Joey Valinoti asked that members take care when completing applications and ensure they are legible and correct by asking for assistance. Dog run Catherine Carroll gave notice that the Board would be receiving follow-up about an incident from December 2023. PREL (Gail Thomas, for Carole Bartolet) thanked the

Board for some side-trimming trail maintenance that had been completed and noted additional work to clear hanging vines and branches to a height of 10 feet was needed. Reported there has been ATV activity north-south red trail and on the blue. Communications Committee Maggie Case gave notice that June meeting was postponed until June 21, and that committee is proposing a new role called Stay-in-Touch Coordinator in the minutes being submitted for May.

4. New Business

- a. **Affirm Finance Committee Chair Bob Farmer, Treasurer.** The Chair entertains a motion to affirm the Finance Committee, and Bob Farmer as chair. Maggie Case so moves. Pete Cuccaro seconds, motion passed 5/0.
 - b. **Consider/affirm plan for Meet-the-candidates for county and state office June 18.** The Chair entertains a motion to affirm the plans for a June 18th event hosted by the Pine Ridge Civic Association, for PROPOA members to meet candidates for county and state office. Maggie Case so moves. Pete Cuccaro seconds, motion passed 5/0.
 - c. **Consider/affirm contract for Roads Committee Speed and Cut Through Study.** The Chair disposed of this item without objection.
 - d. **Review Environmental Committee's new welcome letter, letter to builders, and letter to realtors.** The Chair entertains a motion to review and approve Exhibits B and C which are the Environment Committee's proposed Letter to Builders and Letter to Realtors. Maggie Case so moves. Pete Cuccaro seconds, motion passed 5/0. There was discussion with Elaine Adair, a member of the Environmental Committee. The Chair then entertains a motion to table and address in a workshop. Maggie Case so moves. Tom Russell seconds, motion passed 5/0.
 - e. **Vote on Tom Thornton as Fining Committee Chair.** The Chair entertains a motion to reaffirm Tom Thornton as Fining Committee Chair. Maggie Case so moves. Pete Cuccaro seconds, motion passed 5/0.
 - f. **Reserve Study bid.** The Chair entertains a motion to accept the bid for a Property Wellness Reserve Study Program – Level II Reserve Advisors, LLC for \$5450.00 and requires a 50% retainer. Tom Russell so moves. Maggie Case seconds, motion passed 5/0
- 5. Legal (Office items, if any)** There were none.
- 6. Members' Comments/Questions General and Response by Board.** Tom Russell moves to suspend the rules. Maggie Case seconds, motion passed 5/0. There were member comments. The Treasurer gave an accounting of legal expenses for 2023.
- 7. Adjournment** The Chair moved to adjourn at 7:55 p.m. Pete Cuccaro seconded, there was no objection, meeting adjourned.

Maggie Case, VP/Secretary

* Only Members may speak, should identify themselves, and limit comments to agenda items for up to three minutes, allowing all members to get their chance to speak during the 30-minute allotted time.

Please sign up to Stay in Touch and CINC Web axis on the Pine Ridge website at www.pineridgeassn.com This is the official PRPOA site for information.