

## President's Message

October 22, 2025

Good evening,

I want to take this time to address the ever-increasing misinformation circulating on social media and now in the local press.

First, there are accusations that the Board is operating illegally by opposing the rezoning of the golf course property, the impact it has on all properties within Pine Ridge, and by expending community funds on legal expenses to do so.

The Board has a fiduciary responsibility to protect the welfare of all association members — as stated clearly in our governing documents. The Board also has authority under Section 720 of the Florida Statutes to act in this manner.

### Addressing Misinformation About the Board's Authority

The section of the code being misrepresented as a "limit" on the Board's authority regarding expenditures, Section 720.303(1), reads as follows:

"After control of the association is obtained by members other than the developer, the association may institute, maintain, settle, or appeal actions or hearings in its name on behalf of all members concerning matters of common interest to the members... Before commencing litigation against any party in the name of the association involving amounts in controversy in excess of \$100,000, the association must obtain the affirmative approval of a majority of the voting interests at a meeting of the membership at which a quorum has been attained."

The current zoning and land-use issue does not fall under that category. "Amounts in controversy," as defined by the statute, refer to financial damages sought and/or debts owed to the association — not legal fees. The association has not sought, and is not seeking, any monetary damages in connection with this matter.

We have obtained a legal opinion from our corporate counsel confirming that this statute does not apply. Furthermore, the Board of Directors may allocate any reasonable amount to professional fees, including attorneys, under applicable law.

You may recall a previous Board's action proposing a lawsuit against BlueStream for non-performance of a contract with the association. In that instance, the "amount in controversy" clearly exceeded \$100,000, and therefore a referendum of the members was properly conducted, as required by the statute.

This Board operates using its collective business judgment in the best interests of the association. We act legally and with the advice of our legal counsel — period. Anything else you may have heard is an attempt to intimidate the Board and its members.

## Addressing Misinformation About Legal Expenditures

There have also been exaggerated and misleading claims regarding the amount of the association's legal expenditures related to the efforts of DIX Developments and their applications to rezone the golf course property. These claims are rooted in ignorance and political motivation by a few individuals.

Here are the facts:

The response to the initial application dates back to mid-2023, when the Board approved a motion to engage legal counsel to oppose the rezoning.

The pro rata legal fees related to the initial application and hearings before the Citrus County Planning Commission and the BOCC in January 2024 amounted to \$25.62 per lot.

The legal fees related to the preparation and hearing this past August on the re-application by DIX amounted to \$3.19 per lot.

The legal fees related to the appeal of the BOCC decision amounted to \$3.40 per lot.

The pro rata total to date of all legal expenditures related to this matter, over three fiscal years, is \$32.21 per lot, averaging \$10.74 per year per lot.

In total dollars, legal expenditures through the first application were \$126,030. Additional expenses for the second application, hearing, and appeal filing totaled \$32,460.58, for a grand total of \$158,491 over a three-year period.

Any further expenditure will depend on the outcome of the appeal and subsequent actions by DIX Developments. As recent billings indicate, we expect that the most resource-intensive phase is now behind us.

The Board would much rather negotiate than litigate, but we remain firm in holding the County accountable for upholding its ordinances and procedures.

-Tom Russell

President ,Pine Ridge POA