

Thank you to all of the residents that showed up to the informal question and answer session hosted by Bob Farmer and John Hyde this past Wednesday. About 15 people showed up and asked questions. Here are the questions and answers for everyone to see.

Question: Why are we spending money on legal fees to fight James Dicks' development proposal?

***The proposal put forth by James Dicks for the former golf course property threatens to negatively affect the property values in Pine Ridge and violates current land use codes. The current land use of this property has been in place for decades and has positively defined the character of our community. Think of it this way... a violation of our deed restrictions such as painting your house pink or leaving junked cars in your front yard can negatively affect the property values in the neighborhood. Similarly, violations or significant changes to the land use code can negatively affect property values as well. The Pine Ridge Board of Directors is fulfilling its fiduciary responsibility by challenging the change in Land Use Codes with the intent on protecting the property values of all members.***

Question: The sidewalk by the Pickle Ball courts has some pavers that are falling out of alignment and present a safety hazard. Can these be fixed?  
***Gail has been advised and is evaluating for repair.***

Question: Is there a cap on Attorney Fees as it relates to the golf course Property?

***There is a "do not exceed" on the current action. Expenses will not exceed the current amount without additional authorization from the Board.***

Question: What is the current cost of the appeal?

***\$32,000 this includes the recent BOCC hearing action and the current appeal. The cost per property is about \$6.40.***

Question: How do we know that Mr. Dicks is going to do what he says?  
***We do not. We are trying to engage Mr. Dicks in negotiations to create a win for him and a win for Pine Ridge.***

Question: With regard to the other two properties owned by Mr. Dicks, why don't we just rely on the settlement agreement to protect us?

***Our goal is to work with Mr. Dicks to mitigate any negative impact to Pine Ridge from future development of unit-2 and unit-3 properties. Limiting ingress, egress and creating appropriate buffering and barriers will help protect pine Ridge property values. Additionally we are seeking just compensation for the concessions Mr. Dicks is asking that greatly increase his property values.***

Question: Are the invoices for the new dues in the mail yet?

***Not at the time of meeting. Electronic notices went out 10/17 pear bills will be dropped shortly.***

Question: How many full time and part time employees are employed by the association administration office?

***The POA has six employees. Full time Manager and Assistant, Part-time Assistant and Bookkeeper. A fulltime Maintenance Supervisor and Maintenance Assistant.***

Question: With respect to dues, why are larger lots charged more? Why is there a tiered structure for dues?

***The developer set up the current dues structure. We have no historical information as to the reason it was structured this way.***

Question: Are there any plans to mitigate traffic on Mustang Boulevard? And what are we doing to address speeders. Can we lower speed limit or put in more stop signs.

***Roads in Pine Ridge governed by Citrus County. Speed limits and signage are set by the county.***

***We have a very active "Roads Committee" that lobby's for our issues. Earlier this year we commissioned a private traffic study to give us base line information to equip the Committee to work in our future behalf.***

***Based on the study we have hired off-duty sheriff's deputies to spend additional time in Pine Ridge to perform speed enforcement. Using study information to focus the enforcement activities.***

Question: Have we considered making Pine Ridge a gated community?  
***This has been investigated several times. To make Pine Ridge a gated community would require a 100% vote from property owners and all mortgage holders as well as agreement from both the county and the state.***

***Currently it would take in excess of \$20,000,000 dollars to just bring all Pine Ridge roads up to par.***

Question: What is going on with Bluestream?  
***We are currently investigating getting a release from the current contract.***

Question: Do we have a long-term plan?  
***We do have a long-term capital plan and our Bylaws dictate our mission.***

Comment: The reason we increased dues was the increased spending on attorney fees.

***Absolutely not. The reason for the dues increase was to provide more Stable income to offset rising annual expenses such as payroll and Insurance. The increase in attorney costs is temporary and will decline in the future. It has been 23 years since the last dues increase.***

Question: What is the period for the \$125,000 cost of legal fees pertaining to the golf course?

***The period for this cost is June 2023 thru summer 2025. This included the first BOCC hearing. This came to \$126,400.00. The fees related to the most recent hearing and the appeal is \$32,000.00.***

***Legal fees related to the Master Plan defense can to approximately \$10.72 per-lot in each of 2023, 2024, and 2025***

Question: Did we get an estimated cost for legal fees for our challenge at the BOCC meeting? In addition, what was it?

***Yes. Both the last BOCC hearing and the appeal cost \$32,000.00***

Question: When does the \$100,000 threshold kick in?

***There is no such threshold.***

Question: When does the board have to request the Pine Ridge residents to approve additional spending?

***There is not a requirement to obtain approval from residents for legal costs.***