

PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC.

BOARD OF DIRECTORS BUSINESS MEETING

To be held at the Community Center
Wednesday November 19, 2025, at 6:00 P.M.

AGENDA

1. Roll Call
2. Pledge of Allegiance
3. President's Comments
4. Members' Comments, Agenda items only* (30 min max.)
5. Members' Comments, General (30 min max.)
6. Review Minutes/Approve
 - a. Regular Board Meeting Minutes October 22, 2025
 - b. Board Workshop Minutes November 4, 2025
7. Communications
 - a. Treasurer's Report October 31, 2025, subject to audit
 - b. Manager & Committee Reports – In the Packet
8. Unfinished Business
 - a. Concrete Project for Dog Park- approve bid; /Vote:
 - b. Approve Committee and Charter - Pine Ridge Preservation Committee (PRPC); /Vote:
 - c. Approve Chair PRPC; /Vote:
 - d. Approve Election Calendar of Events (as revised); /Vote:
 - e. Approve Security System Upgrades Bid; /Vote:
 - f. Deed Restriction Variance Request; /Vote:
9. New Business
 - a. Ratify decision to engage Sachs Sax Caplan representation re Golf Course Re-Application; /Vote:
 - b. Approve Legal Expenditure Invoice# re Golf Course Re-Application; Vote/
 - c. Approve Vendor bid for Renovation of Security Room; Vote/
 - d. Approve Suncoast Plumbing bid re Security Room Renovation; Vote:
 - e. Approve Vendor bid to Replace Ceiling Tiles bid re Security Room Renovation; Vote:
 - f. Ratify Expenditure re Maintenance Replacement of Security Camera DVRs; /Vote:
 - g. Approve ad-hoc Committee on ADC Application Compliance and Deed Restriction Enforcement; /Vote:
 - h. Approve Tree Referendum Revised language; /Vote:
10. Legal/Liens/Foreclosure/Tax Deeds or Fines; /Vote:
11. Deed Restriction Variance Requests; /Vote:
12. Adjournment

Only Members of PROPA may attend. During Member Comments, speakers must identify, state their address, and limit their comments to a maximum of three minutes during the 30-minute allotted time. FS 720.303(2). 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.

Tom Russell/President approved this agenda for distribution 11/14/2025 and Gail Denny sent the same to all Directors via email on 11/14/2025.

Date Posted on Official Board: _____ Time: _____ Staff: _____