

## ***Pine Ridge POA – BOD Meeting Minutes – January 10, 2022***

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Betty called the meeting to order at 6:15PM.

Present were Betty Black-President, Tom McEwin-Secretary, Patti McEwin-Social & Communication Committee chair, Suzette Henshaw-owner, Janel Teague-owner, Lynne Prochazka-owner, Sabra Fermin and Robert Bundy-management.

Tom moved and Betty seconded that the November 8, Board Meeting Minutes be approved as written. Motion carried.

### Old Business:

Tom will be getting with the CPA firm of Webster Rogers to finalized the audit requirements and to coordinate with WR and Bundy.

Bundy is to inquire of MAJ if their price to replace the catch basin across the street from 38 Pine Ridge Drive is still valid.

### Committee Reports:

ACC: Sabra reported on the number of ACC approvals in November and December.

Community Improvements: Tom reported on the progress in selecting a flag pole and location. He is requesting input on location. Betty reported that Andrew has started the repairs to the split rail fencing and will continue until all repairs are completed.

Ground & Lagoon Committee: Betty reported that the inspection will take place in April. Management is to send a second letter to those owners identified by the Board as not complying with the request to clean up their lagoon bank. The letter will give those owners ten (10) days to clean up their bank, or the Association will have it done and bill the owner.

Parking & Security Committee: Discussion took place regarding the effectiveness of the new security company and ways to improve communication between the Board, owners and the security company.

Social & Communication Committee: Patti reported that the next newsletter will be out in March.

New Business: Tom moved and Betty seconded the motion to appoint Laura Yasco and Lynne Prochazka to the Board of Directors for a one (1) year term. The motion carried. Betty reported that she is looking into solar powered cameras for the community playground area.

Management: Robert and Sabra went over the management report. Robert reported that he had sent a request to Thomas & Hutton for a quote to inspect the lagoon system and report their findings to the Town of Bluffton as required by the town.

Finance Report: Hector was unavailable, so Robert reported on the fund in the different Reserve accounts. Kathy had emailed the financials to the Board prior to the meeting.

Visitor Comments: Discussions regarding the number of rental units in the development. It was decided that when management is notified of a rental, management would check the property folder to see if a lease has been

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submitted. If not the owners will be contacted and informed that they must submit a copy of their lease, within a certain number of days of they will be fined. The number of days and amount of the fine was not decided.

At 7:45 PM Tom moved and Betty seconded that the Board go into executive session, the motion carried.

At 7:58 PM Tom moved and Lynne seconded that the Board exit executive session, the motion carried.

Being no other business to come before the Board the meeting was adjourned at 7:59PM

Robert