

Pine Ridge POA – BOD Meeting Minutes –April 10, 2023

Betty called the meeting to order at 6:15PM, Board Members present were Betty Black, Laura Yacso, Lynne Prochazka and Tom McEwin. Hector Avila, texted Betty that he was not home.

Patti McEwin along Robert Bundy were present.

Tom moved and Lynne seconded the approval of the March 13th, 2023 Board Minutes as submitted. The motion carried.

ACC: Robert reported that there were four (4) ACC approval letters sent between March 20th and April 5th. Currently there are no ACC submittals pending. One request came in late on the 10th and was forwarded to the Board and Committee.

Community Improvements: Tom stated no report at this time.

Laura reported that she will get prices and recommendations for a table and benches at the playground and send to each Board Member.

The damage done to one of the cameras in the playground area was discussed. Betty reported that a replacement camera would cost approximately \$345.00. Patti is to look into finding a replacement camera. Robert is to look into if the damaged camera is covered by the Association's insurance.

Ground & Lagoon: Betty reported that the house and lagoon banks will be inspected this month. Owners who have not registered their vehicles, as of the inspection date are to be fined.

Management was directed to send a letter to the person witnessed feeding/harassing alligators. Management is to ask the person who reported that they witnessed the feeding/harassment if they have photos or videos of the event.

Tom is to draft a letter to be sent to all owners who back up to the wooden fence Centex installed along Torrey and Grove Way.

Parking & Security: Betty reported that a Town Police Officer who lives in Pine Ridge is going to ask his co-workers to make an extra trip into P.R. each shift.

Discussion took place regarding the information sent on Southern Protection Agency. The Board is to compile a list of what services they would like to have prior to meeting with S.P.A.

Social & Communication: Betty reported that approximately 20 families participated in the annual clean up. Patti reported that the yard sale is this weekend. Patti requested that an event be planned for next Easter season.

Old Business: Betty is to contact Nitelites regarding the installation of the lighting at the entrances.

New Business: No new business.

Management Report: Robert reported no information on the brick enclosure, Bryan with Applied Material Solution was asked to look the sink hole at 4 Holly Ridge, Wade with Quality Lakes was asked about spraying open ditches for mosquitos. Updated lease information has been received on 53 properties, 14 additional owners were sent second notices. Four violation letters were sent out.

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Finance Report: Robert reported that financials were sent to the Board. New quarter started April 1, all owners were sent statements.

Visitor Comments: None

Betty Adjourned the meeting at 7:40 PM.

Robert