

Pine Ridge POA – BOD Meeting Minutes –September 11, 2023

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

Laura, Lynne and Tom were present in person. Betty and Hector were present via Zoom.

There were 13 owners present in person. One owner and one tenant on Zoom.

Grace Kurtz and three other employees of Hargray were present in person. Robert Bundy from Management was present in person.

Tom moved and Lynne seconded a motion to accept the August 14, 2023 Board meeting minutes as written. Motion carried.

ACC: Robert reported that two ACC approval letters were send out last month. There is one pending submittal that the Board will address next week.

Community Improvement: Betty reported that the last two bench should be installed on Tuesday September the 12th. Laura reported that the committee is thinking of having a grand opening after the fence is installed which is scheduled for September the 18th, 2023.

Grounds and Lagoon: That the grounds are looking good, she and the landscape company owner are working good together. The Board is **not** planning on switching landscape companies next year. Betty and Lynne reported that over 100 letters were sent to owners after the committee inspected the grounds, homes and lagoons.

Parking & Security: Betty reported that the towing company is touring the development more often. Parking continues to be subject of discussion.

Social and Communication: Laura reported that the committee is planning a Halloween extravaganza. Patti is in need of photos for the website.

Old Business: The revised Playground Rules were discussed and agreed that the sign would read as follows:

Pine Ridge Playground Rules

Hours: Sunrise to Sunset

Use of the playground area at your own risk!
This area uses security Cameras.

- 1.Children under the age of 10 must be accompanied by an adult.
2. No horseplay, pushing or shoving.
- 3.No glass or bottles in the play area.
- 4.Please place all trash in receptacles.
5. Do not use equipment improperly or when wet.
- 6.Alligators are present!** Under no circumstances should you enter the lagoon or the bank area

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surrounding the lagoon.

7. No Unleashed dogs in the park.
8. No dogs in the equipment area.
9. Do not secure dogs to equipment, benches, trees, etc.
10. Dogs must be under owner's control at all times.
11. Clean up dog waste.

New Business: David Bryan at 124 Holly Ridge reported that the stormwater drain across from his house appears to be clogged. Robert is to look into it. He also reported that the walking path at the McCracken entrance has been blocked. Robert is to look into that.

The proposed Rules & Regulation changes were discussed. The Board is to review them and either work on them by email or have a separate meeting.

A request to revisit the roads in Pine Ridge was received. Robert drove the roads and noted the location of the five rumble strips and areas that he felt needed repair. Robert is to send the list he compiled to the Board and the Board is review the list and see if any additional sites should be added.

Robert reminded the Board that the 2024 Budget is due in October as it must be mailed out with the Annual Meeting Package in November. The Annual Meeting is scheduled for December 11, 2023 at Fire Department Station 35 located at 357 Fording Island Road.

Finance Report: Robert reported that the Association has Assets of \$711,427.42, some of which is allocated for certain projects.

Management Report: Given by Robert

Grace Kurtz and her team discussed the advantage of Hargray and made recommendations for ways that owners could save money. The presentation was followed by a question-and-answer period. The Hargray term sheet presented to the board is attached to and made a part of these minutes.

Next was the owner's question and answer period. Several questions pertaining to several different topics were asked and answered.

Laura motioned and Hector seconded that the Board go into Executive Session at 8:00PM motion carried.
Laura motioned and Hector seconded that the Board leave Executive Session at 8:10PM motion carried.

Betty Adjourn the meeting at 8:11PM.

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Hargray Pine Ridge (proposed) Agreement Term Sheet – 9/11/2023 *Confidential* (below terms good for 90 days)

Term

Proposed agreement term will be five (5) years with two (2) additional year (5) year auto renewal terms unless either party provides 180 day's written notice of its intent to terminate.

Community Benefits

While under the agreement, the community will receive the following benefits:

- A dedicated community representative available to all residents, board members and property management
- Priority launch of new products and services developed and offered by Hargray
- Bi –annual Hargray events for the benefit of community residents
- A 3% share of revenue received from the community for base data/internet service subscription. Payments will be made to _____ quarterly (can be POA, or Property Manager) ***NO minimum percentage of home participation required***
- One Time \$35,000 Community Fee to be used as the Community/POA sees fit
- Baseline 300/30 Mbps data service offered to all high-speed data subscribers at Special Community Pricing:
 - o 300/30 Mbps for \$40 + taxes/equipment/fees
 - o 500/50 Mbps for \$50 + taxes/equipment/fees
 - o 1GB for \$65 + taxes/equipment/fees
 - o Rates are locked for three years, and if rates are adjusted in years 4 - 5, they will not increase more than 10% cumulatively (*Upgrades are optional and there is NO minimum percentage of home participation required*)
- Free in-home Wi-Fi optimization for all high-speed data subscribers
- Annual review of community services with POA board

Community Commitment

While under the agreement, the community will provide to Hargray following benefits:

- The ability for Hargray to promote itself as the “preferred” communications services provider within the community
- The ability for Hargray to be a member of the communities commonly used social media platform
- Reasonable access to POA facilities for the purpose of hosting Hargray events for community residents
- POA will publicly and actively endorse Hargray’s telecommunications, video, and internet services
- Hargray shall have the exclusive right to furnish and have available to residents and prospective residents of the community its promotional materials in community facilities and business offices
- During the term (or renewal term) POA will not enter into any agreement or arrangement for marketing or co-marketing, revenue sharing, or similar arrangement with any competing telecommunications, video, or internet provider