

Pine Ridge POA – BOD Meeting Minutes –August 14, 2023

Betty called the meeting to order at 6:15PM, all Board Members except Hector were present. There were 15 residents in person and 18 on Zoom. Robert Bundy from Bundy Appraisal & Management was also present.

Lynne moved and Betty second a motion to accept the corrected minutes from the July 10th Board Meeting. The motion carried. The correction is to strike “Laura moved to reimburse the owner of 38 Wiregrass Way a maximum amount of \$120.00 for storage, Lynne seconded the motion, the motion passed.” From the minutes.

ACC: Robert reported that there had been three ACC submittals since the last meeting. Currently there are no ACC submittals pending.

Community Improvements: Laura reported on the progress of the Park/Playground area. Betty reported on recent action such as placing of benches and tables and trimming of trees. Also the fencing is to be installed around the end of August.

Grounds & Lagoons: Betty reported on the inspections that are ongoing.

Parking & Security: Betty reported on the on-going problems with residents violating the parking rules. There was a lot discussion regarding towing and the difficulty in having vehicles towed. With additional workers at the towing company the hope is that is problem will be corrected.

Social & Communication: Laura reported on the plans to have events at the park in the near future once everything is completed.

Old Business: None

New Business: Laura motioned that the Board was meeting on 09/11/2023 that the Board provided donuts and some other treats for the firefighters on duty. Lynne second and the motion carried. Robert brought up the proposed rules sign for the Playground/Park. After much discussion it was decided to make some changes which Robert will incorporate and get a proof and quote prior to ordering the sign. The Board is also going to come up with an additional sign to go below the rules sign.

Management report: Robert gave the management report and took questions.

Finance report: Robert gave the financial report and took questions.

Visitor Comments: Several visitors commented on the parking problem and what they perceive as too many people living in a house. The Board assured the visitors that everything legally possible is being done.

The meeting was then turned over to Spectrum’s representatives, who answer questions from the residents. The Spectrum Proposal previously sent to board president Betty Black is attached to and made a part of these minutes.

The meeting was adjourned at 8:05PM.

Robert
POA Manager

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Spectrum Proposal for Pine Ridge sent to Betty Black.

-\$44 per unit x 311 units

- > -Spectrum covers cost to build out fiber to the unit, we run all wiring exterior and home runs internal wiring should already be there correct?
- > -7 year Term (this was shortest term for our cost to build which was \$500,000.00)
- > -\$200 door fee back to HOA x 311 units (check back to hoa for \$62,200)
- > -4 % Capped Rate increase
- > - 1 year rate freeze , no increase until Jan 2025
- > -Select TV w Sports upgrade package 150+ hd channels
- > -1 modem/router , 2 wireless boxes included, streaming app included - smart tv, roku, apple tv