

Pine Ridge POA – BOD Meeting Minutes –October 9, 2023

Betty called the meeting to order at 6:18PM.

Betty and Tom were present, Hector joined the meeting by phone.

Patti McEwin, Kisha Witte and Don Black were visitors and Robert Bundy from management were present.

Hector moved and Tom seconded the motion to accept the September 11, 2023 Board Meeting Minutes as written. The motion passed.

ACC:

Hector reported that there were six (6) approval letters sent during the month of September.

Community Improvement Committee:

Robert reported that the new signs for the playground & pavilion have been shipped. Betty and Robert met with Jeff Robinson with JGR Asphalt and looked at the streets and rumble strips. Jeff is to send a quote for repairs.

Grounds and Lagoon Committee:

Betty reported that she is going to get with Matt of SC Landscape regarding the trimming on trees over sidewalks. Discussion took place regarding who is responsible for the maintenance of the area between a property line and the water's edge.

Parking and Security Committee:

Betty reported that she needs to update the Parking Boss. Discussion took place regarding the parking on streets and what could be done. No decision was made on how to solve the problem.

Social & Communication Committee:

Patti reported that the yard sale dates will be April 13, 2024 and October 12, 2024. Community Clean UP Days will be in May and November of 2024.

Tom moved and Betty seconded the motion to approve the expenditures request by Laura for a Halloween Event at the Playground. The motion carried.

Old Business:

The proposed changes to the Rules and Regulations were discussed. Betty moved that the Rules and Regulations be changed as presented, Tom second the motion. The motion carried.

The Board requested that Management see if just the presentations from Spectrum and Hargray could be edited from the meeting to send to all owners. Once the edited editions are complete, they along with a written explanation will be sent to all owners.

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New Business:

Betty reported that the electrical company that reworked the entrance lights will change out the light bulbs at the entrances with red and green for the holiday season. Betty moved to accept the offer and Hector seconded the motion, the motion carried. The estimated cost is \$660.00, the Association will keep the old bulbs and the new blubs to be reused.

Betty reported that the additional camera has been received, she will get with Andrew regarding installing the camera and the motion sensor solar lights. Betty recommended that an additional battery for the solar cameras be purchased at a cost of \$89.00. Hector moved that an additional battery be purchased, Tom second the motion. The motion carried.

Betty reported that there was not charge to repair the damage done to the new gates at the playground, this time. If vandalism continues there will be cost to repair which will be billed to the family of the person who committed the vandalism.

Management is to bring the Alligator Warning Signs to Betty.

The question was asked which owner has not provided a copy of their lease.

Robert gave the Management Report.

Hector gave the Finance Report. Discussion took place regarding the proposed 2024 budget. The Board is to review the proposed budget provided by Kathy and get with Kathy regarding changes and/or approval. If a meeting is needed it was suggested that Zoom Meeting could work.

Visitors Questions and Answers: The Halloween event at the park is from 5 to 6:30PM, with trick or treating from 6-8PM. The contact information for Grace the Hargray representative was given to a property owner.

Being no further questions, Betty adjourned the meeting at 7:37PM.

Robert