

## ***Pine Ridge POA – BOD Meeting Minutes –June 5, 2023***

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Betty called the meeting to order at 6:07 PM, Board members present were Betty, Hector, Laura, Lynne and Tom. Owner present was Patti. Robert with management was present.

Hector moved and Lynne seconded a motion to accept the May 8, 2023 meeting minutes approved as written. Motion carried.

ACC: All members of the Board voted not to approve the request to extend the driveway at 107 Holly Ridge. The reasons are concern of creating a drainage issue between properties and concern of creating a noise issue.

All members of the Board voted to approve the re-roofing submittal of 1 Wiregrass Way.

All members of the Board voted to send the owners of a Pine Ridge Drive property an email/letter informing them of the no parking on grass issue along with a copy of the Rules & Regulation and the picture that was sent to management on 6/5/23. Also, in the email/letter inform them that they will be fined in the future if they continue to park on any portion of their yard, not designed for parking.

Finally, the Board would like to have the initials of the Board/ACC members that approve a project be put on the submittal forms.

Community Improvement: Betty moved and Laura seconded a motion to purchase, 2 eight-foot-long benches at a cost of \$299.00 each, 1 round table at a cost of \$980.00, 1 six foot long wooden bench at a cost of \$675.00, 1 ten foot picnic table at a cost of \$1,547.00 and 1 twelve foot by twelve foot gazebo at a cost of \$2,499.00. The motion carried.

The brick structure around the flag pole came up, one quote of \$2,744.25 was received on January 7, 2023. Patti is to see if she can find a brick mason that will provide a quote.

Ground & Lagoons: All members of the Board voted to not move the Warning sign located on the lagoon bank between 8 and 12 Torrey Lane. Robert is to notify the resident who requested the sign be moved.

Parking & Security: No report.

Social & Communication: Laura continues to work on planning an event at the playground. It was pointed out that Patti needs to be included in any changes on meeting dates and or locations.

Old Business: No report.

New Business: Discussion centered around an inquiry from a resident regarding keeping bees on one's property. It was pointed out that nothing in the CC&R addresses bee keeping. The Board has not received any complaints at this time, so no action is needed.

Betty requested that she be given permission to purchase 3 solar power flood lights to go at the park. Tom motioned and Laura second a motion to authorize Betty to send up to \$250.00 for the flood lights. The motion carried.

Tom moved and Lynne seconded a motion for Betty to purchase a storage shed not to exceed \$800.00. The shed will go up near the playground for storage and will be locked and secured to the ground. The motion carried.

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Finance Report: Hector gave the finance report.

Management Report: Robert gave the management report.

Visitors Comments: Patti questioned the number of spots open for the different committees. Betty reported that she is working on a list and will provide it to Patti once complete.

Betty moved and Hector seconded a motion to go into Executive Session, the motion carried at 7:40PM. The matter of concern regarding aggressive dogs and fencing was discussed. The matter of an issue with children and an owner near the playground was discussed.

Betty moved and Laura seconded a motion to come out of Executive Session, the motion carried at 8:03PM.

The Board voted to ask Meredith Bannon, if her office received a reply from the letter sent to the owner regarding the aggressive dogs and fencing. If her office did not receive a reply, the Board requests that Meredith's office send the owner a letter stating that the Board is issuing a fine for \$500.00 for not repairing the fence and an additional fine of \$500.00 for the continued dog nuisance.

Betty moved and Tom seconded a motion to adjourn the meeting. The motion passed at 8:13PM

Robert