

PINE RIDGE PROPERTY OWNERS ASSOCIATION

P. O. BOX 1225
Beaufort, SC 29901

Board of Director/ACC Meeting Minutes
October 2, 2017 @ 6:15 PM

Location of Meeting:

Bluffton Township Fire District, Station 35
357 Fording Island Rd.
Bluffton, SC 29909

The regular meeting of the Pine Ridge POA Board of Directors on October 2, 2017 was called to order at 6:15 PM by board president Judith Blanchard.

Members in Attendance: Sybil Nienke, Judith Blanchard, Betty Black, and Joseph Otterbine and from management- Robert and Kathy Bundy. The ACC Committee was represented by Harry Santana.

Members Absent: Hector Avila

Approval of Minutes. The August 14, 2017 meeting minutes were approved as written.

ACC-

1. The board met with Mr. and Mrs. Neely to discuss the most recent the ACC Submittal to extend the service fence for 2 Stonefield Lane. The owners and the board agreed to modify the request to "Enlarge the service yard by adding a 4 x 8 piece of lattice."
2. The board met with Mr. and Mrs. Toon regarding their submittal to install a semi-in ground pool. This request was approved with a fence as presented. The request to add pavers to the driveway was tabled for further information was received.

FINANCIAL REPORT: This report was presented by BAM management.

MANAGEMENT REPORT: This report was presented by BAM management. (SEE REPORT ATTACHED IN BOARD PACKET)

GROUNDS:

President Judith gave the grounds report: She is to continue working with the landscape contractor on issues regarding common property. Quotes for 2018 service are being received.

OLD BUSINESS

Parking issues were discussed.

Mailbox choices was discussed-original or new vinyl. Sybil will get more information from Lowes and Home Depot regarding the mailbox possibilities.

The board will individually visit the area where the wooden fence was installed behind Grove Way. The only quote received was from Graybar Fence for \$3200.

Regarding the lagoon inspection required by the Town of Bluffton, Sybil Nienke made a motion to hire Thomas & Hutton for the base price of \$4500. Joe Otterbine seconded the motion.

NEW BUSINESS

COMMITTEES REPORTS:

ACC Committee: No additional report.

Lagoon Committee: Maps were distributed to the committee for the November inspections.

Social Committee: The Community Yard Sale is scheduled for October 7th.

Security Committee: No report

Parking Committee: Betty Black reported on the continued parking issues.

Communications Committee: Sybil will check with Patty regarding the website contract.

OPEN FORUM

At this time the board accepted comments from visitors to the meeting. There was no one present.

The meeting was adjourned at 9:00 pm: Judith motioned: Joseph second: Motion passed.

Next scheduled meeting will be November 13, 2017 @ 6:15 PM, Bluffton Township Fire District, Station 35357 Fording Island Rd, Bluffton, SC 29909.

Minutes submitted by: Kathy Bundy