

PINE RIDGE PROPERTY OWNERS ASSOCIATION

P. O. BOX 1225  
Beaufort, SC 29901

Board of Director/ACC Meeting Minutes  
February 6, 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 February 6, 2017 was called to order at 6:20 PM by board president Judith Blanchard.

Members in Attendance: Judith Blanchard, Betty Black, Joe Otterbine and Sybil Nienke and from management- Robert Bundy.

Members Absent: Hector Avila.

**Approval of Minutes.** The January 9, 2017 meeting minutes were approved as presented. Joe motioned; Judith seconded. Motion passed.

**FINANCIAL REPORT:** This report was presented by BAM management representative Robert Bundy.

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

**GROUND:**

President Judith gave the grounds report: She is to continue working with the landscape contractor on issues regarding common property.

**OLD BUSINESS**

1. Thomas & Hutton are working on a proposal to present to the Board regarding community parking.
2. The board asked for a third quote on repairing the damaged sign at the McCracken entrance.

**NEW BUSINESS**

1. There was a discussion regarding association fees payment plan. It was agreed that this needed to be studied further.
2. Management is to look into additional towing services in the community.

**COMMITTEES REPORTS:**

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ACC Committee: No report

Social Committee: Sybil Nienke reported on the committee's plan for a Valentine treat for the community.

Security Committee: Joe Otterbine will continue to work on the Parking issues.

Parking Committee and Lagoon Committee: Betty Black reported on the activity of the Parking Committee regarding driveway additions and the Lagoon Committee regarding owners cleaning up the bank behind their home and common area bank clean up.

Communications Committee: Patti McEwin will be working on the development of a Community Web Site.

Betty Black motioned and Joe Otterbine second to go into executive session, the motion passed.

Betty Black motioned and Judith Blanchard second to come out of executive session, the motion passed.

#### **OPEN FORUM**

At this time the board accepted comments from visitors to the meeting.

The meeting was adjourned at 8:20 pm: Judith motioned: Joe seconded: Motion passed.

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

Minutes submitted by: Robert Bundy on behalf of Hector Avila