

PINE RIDGE PROPERTY OWNERS ASSOCIATION

P. O. BOX 1225  
Beaufort, SC 29901

Board of Director/ACC Meeting Minutes  
January 9, 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 January 9, 2017 was called to order at 6:10 PM by board president Judith Blanchard.

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

Members Absent: None

The first order of business was to introduce the 2017 Landscape Contractor-Roger Jarosz of Bluffton's Best Lawn Care ([bblawncare@hargray.com](mailto:bblawncare@hargray.com)) and Pine Ridge crew chief Sue Kling. They discussed their plan of action for this year's lawn service.

**Election of 2017 Officers:** The board had their election of officers: President-Judith Blanchard, Vice President Joe Otterbine, Secretary-Hector Avila, Treasurer Betty Black and Director at Large Sybil Nienke.

**Approval of Minutes.** The November 2016 meeting minutes were approved as presented. Hector motioned; Joe seconded. (ALL AGREED)

**FINANCIAL REPORT:** This report was presented by BAM management representative Kathy Bundy. The board requested the Grounds Maintenance Contract to be split out from the total Grounds Maintenance line item on the budget. (SEE REPORT ATTACHED IN BOARD PACKET)

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

**GROUND:**

**OLD BUSINESS**

1. Street Striping-The board asked management to find out the cost to paint the white stripe black.
2. The board voted to add another speed bump on Heather Glenn.

**NEW BUSINESS**

1. Street Signs-The board wanted additional quotes to repair the broken street sign.
2. Tree Removal quote in common area was discussed and approved to be acted on
3. Mailbox posts and boxes were discussed

## **COMMITTEES UPDATE:**

Each board member took a committee to be the liaison to and to communicate with the volunteers who had signed up for these committees.

ACC Committee: Hector will be the board liaison with former board member Carol Puryear heading up this committee. Tom McEwin and Harry Santana also volunteered for this committee.

Social Committee: Sybil Nienke will be the liaison for the Social Committee. Patti McEwin and Phyllis Mauney volunteered for this committee.

Security Committee: Joe Otterbine will be the liaison for the Security Committee. Harry Santana, John Thompsons and Patti and/or Tom McEwin volunteered for this committee.

Grounds Committee: Judith Blanchard will be the liaison for the Grounds Committee. David Bryan and Sybil Nienke volunteered.

Parking Committee and Lagoon Committee: Betty Black is the board liaison for the Parking Committee and the Lagoon Committee.

Lagoon Committee- Betty gave the landscapers the lagoon list to give estimates to clean. These owners will be sent one final letter telling them how much the landscaper will be charging for to clean their banks and they will be given until the end of January to have the banks cleaned. After January 31, the landscaper will be given the OK to clean those not cleaned.

Communications Committee: Patti McEwin volunteered to serve on this committee. Kathy Bundy will ask Patti to attend the next board meeting to talk to the board her thoughts on what the Communication Committee could do.

Parking Committee – The board decided that the Parking Issue is going to be this year's goal to solve.

## **OPEN FORUM (Commenced @ 7:40 PM)**

At this time the board accepted comments from visitors to the meeting: David Bryan of 124 Holly Ridge talked about some of his ideas regarding landscaping.

**EXECUTIVE SESSION:** Items were discussed and addressed by the board.

The meeting was adjourned at 9:00 pm: Judith motioned: Hector seconded: (ALL AGREED)

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

Minutes submitted by: Hector Avila

Minutes approved by: