

PINE RIDGE PROPERTY OWNERS ASSOCIATION

P. O. BOX 1225
Beaufort, SC 29901

Board of Director/ACC Meeting Minutes
April 9, 2018 @ 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 April 9, 2018 was called to order at 6:15 PM by board president Joseph Otterbine.

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

Members Absent: None

VISITOR- Mr. Mark Rhinehart from Hargray Communications was present and introduced himself. He spoke of the upcoming Town Hall meeting for Pine Ridge residents to be held on Saturday, April 28, 2018 at the H. E. McCracken School Cafeteria from 11 AM to 2 PM.

OPEN FORUM

At this time the board accepted comments from visitors to the meeting. The new parking rules were discussed at length and several resident suggestions were taken under advisement. Questions from the residents present were answered and the board of directors will review the new Rules and Regulations in executive session.

Approval of Minutes. The March 12, 2018 meeting minutes were approved as presented.

FINANCIAL REPORT: This report was presented by BAM management representative Robert Bundy. Delinquent accounts were discussed. The matter of a collection agency was again tabled.

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

Summary:

Management was in Pine Ridge in March on the 8th, 20th and 26th.

During management's inspection of the area, pictures were taken and notes made regarding appearance violators of Pine Ridge CC&R and Rules & Regulations.

U.S. Lawns has removed the trees and shrubs behind 26 Woodland Hills.

The two "NO DUMPING" signs were dropped off at Carlos's house and he was asked to coordinate with Sybil and Betty on installation.

Critter Management has still not caught the Beaver, management has not received any recent emails or phone calls reporting any new damage caused by the Beaver.

MAJ was given the contract to install two new speed humps on Boxtail Crescent. MAJ is the company that built the walkway between Spruce and Wiregrass.

Whitmore was authorized to install the backflow preventer as required by BSW&S, some have been inspected, some of the meters were not found and BSW&S is to locate them for Whitmore.

ACC: Eight (8) ACC approval letters were written from March 15, 2018 to April 4, 2018.
Eight (8) Violation letters were also sent during this time.

Financial Info: Quarterly bills were mailed 3/30/18 with newsletter and parking rules. (74 people took advantage of

the discount.) There are numerous delinquent owners who are on payment plans to make their accounts current. The association currently has 4 liens filed.

Properties Sold and Closed in 2018:

| | | | |
|----|---------|---------|---------------------|
| 1. | 1/12/18 | Lot 210 | 38 Grove Way |
| 2. | 1/17/18 | Lot 239 | 8 Torrey Lane |
| 3. | 2/9/18 | Lot 200 | 17 Grove Way |
| 4. | 2/28/18 | Lot 97 | 7 Woodland Hills |
| 5. | 2/23/18 | Lot 154 | 96 Pine Ridge Drive |
| 6. | 3/16/18 | Lot 285 | 18 Wiregrass Way |
| 7. | 3/19/18 | Lot 288 | 8 Wiregrass Way |

Pending Closings:

| | | | |
|----|---------|---------|-----------------------|
| 1. | 4/20/18 | Lot 285 | 117 Holly Ridge Drive |
|----|---------|---------|-----------------------|

GROUNDS:

Grounds/landscaping report was presented and discussed. Spring flowers will be planted as soon as the weather warms up.

OLD BUSINESS

Street signs will be tabled until a quote is available.

The board continues to work with management and the attorney to resolve the home that was burned and appears unfit for human habitation. Residents are very concerned as is the board in regard to a health hazard.

NEW BUSINESS

A suggestion was made to entertain the need for a security company to patrol Pine Ridge. Management will contact several security companies who will be invited to attend the May 14, 2018 Board Meeting.

COMMITTEES REPORTS:

ACC Committee: Nothing significant to report

Social Committee: A community event with Hargray is to be held on April 28, 2018.

Security Committee: Nothing significant to report.

Parking Committee: Parking issues were discussed at length at this meeting.

Communications Committee: The Pine Ridge website is available now and several residents reported using it.

The meeting was adjourned at 9:00 pm.

Next scheduled meeting will be the May 14, 2018 @ 6:15 PM, Bluffton Township Fire District, Station 35357 Fording Island Rd, Bluffton, SC 29909.

Minutes submitted by: Judith Blanchard