

PINE RIDGE PROPERTY OWNERS ASSOCIATION

P. O. BOX 1225
Beaufort, SC 29901

Board of Director/ACC Meeting Minutes
June 11, 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 June 11, 2018 was called to order at 6:15 PM by board president Joseph Otterbine.

Members in Attendance: Sybil Nienke, Betty Black, Judith Blanchard and Joseph Otterbine and from management- Robert Bundy. Hector Avila called in and was available on speaker phone.

Members Absent: None

OPEN FORUM

3 residents were present. At this time the board accepted comments from visitors to the meeting.

Approval of Minutes. The May 14, 2018 meeting minutes were approved as amended.

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 May on the 3rd, 12th, 19th and 25th.

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

Management has received inquiries from Securitas, Coastal Security and Iron Shield as to if a decision has been made.

Only, U. S. Lawns, Orlando & Sons and Chris Campbell sent in proposals for repairing the community irrigation.

Quality Lakes treated the lagoons on May 10th and 23rd.

Robert called the Town about a turn lane off of Buckwalter. Will Howard called back and said that the association would have to petition the County for an encroachment easement since they own Buckwalter Parkway. He also said that we would have to have an engineering firm prepare the documents for the turn lane. Robert sent Jennifer Roach with Thomas & Hutton inquiring if they did that type of work and what the cost would be.

ACC: Ten (10) ACC approval letters were written from May 11, 2018 to June 8, 2018. Twenty One (21) Violation letters were also sent during this time.

Financial Info:

Invoices were mailed to all owners who had balances on 6/7/18.

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
8.	4/26/18	Lot 285	117 Holly Ridge Drive
9.	5/15/18	Lot 210	38 Grove Way
10.	5/18/18	Lot 215	28 Grove Way
11.	5/18/18	Lot 273	42 Wiregrass Way
12.	5/31/18	Lot 122	114 Holly Ridge Drive
13.	6/1/18	Lot 122	6 Torrey Lane
14.	6/1/18	Lot 170	7 Longleaf Court

Pending Closings:

1.	6/15/18	Lot 11	21 Pine Ridge Drive
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GROUNDS:

Grounds/landscaping report was presented and discussed. The need for irrigation repairs was again discussed. The board is waiting to award the contract until the "proper paper work" is received by management.

OLD BUSINESS

The ongoing discussion about allowing residents to store their boats in the community of Pine Ridge was again discussed. It was agreed that if the boat is kept covered with a fitted cover, is in working order, then it will be allowed on the driveway or parking pad.

The discussion of sheds will be continued and was tabled.

NEW BUSINESS

COMMITTEES REPORTS:

ACC Committee: It is noted that the ACC committee has reinstated that a fence must come off the back wall of a house. The fence must run down the side property line and across the back line. Any other requests to deviate from this will be decided on a case by case basis.

Social Committee: There will be an Ice Cream social on June 24th sponsored by Hargray.

Security Committee: Nothing new to report.

Parking Committee:

Communications Committee: The Pine Ridge website is working well and residents are encouraged to use it.

Lagoon Committee: The Lagoons will be inspected to determine what areas need attention. Residents are reminded to maintain the banks and remove unwanted vegetation.

The meeting was adjourned at 7:40 pm.

Next scheduled meeting will be the July 9, 2018 @ 6:15 PM, Bluffton Township Fire District, Station 35357 Fording Island Rd, Bluffton, SC 29909. The conference room is what is available.

Minutes submitted by: Judith Blanchard