

Pine Ridge POA – Meeting Minutes – November 2018

Location of Meeting: Bluffton Township Fire District, Station 35, 357 Fording Island Rd., Bluffton, SC 29909

CALL TO ORDER:

The regular meeting of the Pine Ridge POA Board of Directors on November 12, 2018 was called to order at 6:15 pm by board Vice-President Sybil Nienke.

Members in Attendance: Sybil Nienke, Betty Black and Hector Avila*.

From management - Robert Bundy and Sabra Fermin.

*Hector Avila was present at the beginning of the meeting; had to leave due to illness, but available by phone.

Members Absent: None.

GUESTS:

Grace Kurtz & Mark Rhinhart were present from Hargray to inform us of their involvement in our community. 80% have accepted the equipment exchange with 64% < 50Mbs. Hector requested a “trouble call” statistic. Residents asked about causes for cable randomly freezing (Hargray will have this looked into). Another resident asked about Cable specials, unfortunately, cable prices are fixed due to the cable provider costs to Hargray.

APPROVAL OF MINUTES:

October meeting minutes were not available for approval at this time.

ACC:

Nothing new to report.

GROUNDS:

We received (2) owners who were interested in donating bushes to the community. The landscape committee placed (3) of the donated bushes near an electrical box at the Buckwalter entrance across the street from 3/5 Pine Ridge Dr. We have additional bushes being donated, but we are looking for the best place to replant them.

OLD BUSINESS:

The Board is going to table updating the street signs within the community until next year.

Board needs to review / discuss the reserve study done in late 2017.

NEW BUSINESS:

The contract for Hargray is coming up next year, so we will be working with Hargray as well as any other provider to ensure the community is being offered the best service available in our area.

NOTE: If you see any information on this topic, please be sure to attend so that you are well informed.

COMMITTEE REPORTS:

Lagoon Committee:

Only four (4) lagoons were not completed on time at all with seven (7) sent 15 day notices to finish.

Parking Committee:

Fining for parking on the grass and still actively towing. Appreciate those who are emailing their guest requests, most of which are received on the weekends.

Social Committee:

Food Drive going on now. Garage Sale, Toy drive and Low Country Boil, December 8th.

Communications Committee:

The website has been updated with the new R&R, DS, Shutter info & N2N Directory.

Security Committee:

Nothing new to report.

Questions: (843) 524-2207

Email: PineRidgePOA@gmail.com

Fax: (843) 521-0743

Pine Ridge POA – Meeting Minutes – November 2018

MANAGEMENT & FINANCIAL REPORT:

These reports were presented by BAM management representative Robert Bundy.

Management was in Pine Ridge in October on the 2nd, 8th and 17th.

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

Quality Lakes treated the lagoons on October the 10th and 22nd.

Meredith reached out to Richard Spruce with the town regarding the burnt house. According to Richard the owner has received the required second letter and the town is in the process of advertising the public notice the Construction Board of Adjustments. At this meeting, Richard will ask permission to raze the building. If permission is granted, he will request bids to have the house razed. He is hoping to have the structure down by the end of 2018.

SCE&G was contacted regarding the current street lighting agreement. The current contract had a ten-year term; it was signed 8-3-2004. The highlights are:

If we terminate the current contract, SCE&G will remove the lights and the wiring at no cost to the association. If the Board wants to reduce the monthly cost, they can get a cheaper pole; however, this would require a new contract.

Based on Robert's count there are 55 street lights in Pine Ridge, this includes the one at the playground.

SCE&G was contacted about the possibility of getting natural gas into Pine Ridge, no response.

The Town's police chief was sent a letter informing the department of Pine Ridge's policy of no on street parking.

ACC REQUESTS:

Four (4) approval letters were sent and two (2) pending requests.

VIOLATION LETTERS:

Twenty (20) letters sent for items such as; Lease Letters, Lagoon Maintenance, Unapproved Shed, Pressure Washing, Yard Debris / Storage and Parking.

FINANCIAL INFO:

Invoices were mailed / emailed via the new system to all owners who had balances on 11/01/2018.

- Fifteen (15) owners are on payment plans; five (5) lots have liens files, two (2) lots have been turned over to record liens, fourteen (14) lots have been sent delinquency letters.
- Three (3) properties have closed since the October meeting, twenty-six (26) total in 2018, thus far.
- Two (2) pending closings scheduled for November at this time.

VISITOR COMMENTS:

None.

The meeting was adjourned at 8:20 pm.

Next scheduled meeting will be the Annual Meeting on December 10, 2018, registration @ 6:00 PM.