

*PINE RIDGE PROPERTY OWNERS ASSOCIATION  
P. O. BOX 1225  
Beaufort, SC 29901  
Board of Director Meeting Minutes  
August 13, 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 August 13, 2018 was called to order at 6:20 PM by board president Joseph Otterbine.

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

Members Absent: Sybil Nienke

**Approval of Minutes.** The July 9, 2018 meeting minutes were approved as presented.

**OPEN FORUM.** There were 5 residents present as well as POA attorney Meredith Bannon. Questions were answered as well as suggested received.

**GROUND:** Discussion of new signs and quotes were requested.

**OLD BUSINESS**

The new street signs have not been approved as yet. Quotes as well as design has been tabled until next meeting.

Meredith Bannon updated on the status of 3 Bristlestone and will update as it develops.

**COMMITTEES REPORTS:**

**ACC Committee:** No pending submittals that require the board's input.

**Social Committee:** A Hot Dog social is planned in the park for August 18<sup>th</sup> sponsored by Hargray.

**Security Committee:** There was A discussion about the security company the BOD interviewed in July. The cost must be considered as the POA fee will have to increase. A special meeting is planned at the October 8<sup>th</sup> board meeting to present to the residents. Notice will be sent to the residents in September and a vote will take place.

**Parking Committee and Lagoon Committee:** Parking and Lagoon committee presents reports and discussion was held.

**Communications Committee:** No new info or issues reported.

**MANAGEMENT REPORT:**

Management was in Pine Ridge in July on the 2<sup>nd</sup>, 11<sup>th</sup> and 27<sup>th</sup>.

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

Glenn has had the no parking signs with his information installed.

Dan Shapiro and Casey Stevens agreed to serve on the ACC.

Quality Lakes treated the lagoons on July on the 11<sup>th</sup> and 24<sup>th</sup>.

Robert has ordered the 15 "NO PARKING 24/7 TOWING ENFORCED" signs and notified Carlos that we want him to install them.

S.C.E&G has replaced the damaged light pole on Holly Ridge.

4 ACC approval letters sent, and 13 violation letters sent.

55 Power washing letters and 30 yard maintenance letters were sent.

Invoices were mailed to all owners who had balances on 8/1/18.

**FINANCIAL REPORT:** This report was presented by BAM management representative Robert Bundy. Delinquent accounts were discussed.

**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
15. 6/10/18	Lot 215	28 Grove Way
16. 6/15/18	Lot 11	21 Pine Ridge Drive
17. 7/23/18	Lot 114	123 Holly Ridge Drive
18. 8/1/18	Lot 197	9 Grove Way

**Pending Closings:**

1. 8/10/18	Lot 134	25 Woodland Hills
2. 8/30/18	Lot 188	44 Pine Ridge Drive

The meeting was adjourned 8:15pm.

Next scheduled meeting will be the September 10, 2018, Bluffton Township Fire District, Station 35357 Fording Island Rd, Bluffton, SC 29909.

Minutes submitted by: Judith Blanchard