

PINE RIDGE PROPERTY OWNERS ASSOCIATION

P. O. BOX 1225  
Beaufort, SC 29901

Board of Director/ACC Meeting Minutes  
May 14, 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 May 14, 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

**Guests-** The board welcomed three security companies who present their mission and what they proposed for our community. Several board members questioned the presenters. A discussion followed and was continued in the executive session.

**OPEN FORUM**

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

**Approval of Minutes.** The April 9, 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 April on 3<sup>rd</sup>, 12<sup>th</sup>, 19<sup>th</sup> and 25<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.

Securitas, Coastal Security and Iron Shield Security were invited to attend the May meeting. Roger Richard with Securitas will be at the meeting at 6:15, Melissa and Noreen with Coastal Security will be at the meeting at 6:30 and Dennis Lundy with Iron Shield will be at the meeting at 6:45.

Robert has sent the RFP or the repair of the irrigation in the common area, to Orlando & Sons, Mike Blackmon and Mike Essary.

Quality Lakes treated the lagoons on April 10<sup>th</sup> and 27<sup>th</sup>.

**ACC:** Seven (7) ACC approval letters were written from March 15, 2018 to April 4, 2018. Nineteen (19) Violation letters were also sent during this time.

**Financial Info:**

Invoices were mailed to all owners who had balances on 5/4/18.

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

Pending Closings:

1.	5/15/18	Lot 210	38 Grove Way
2.	5/18/18	Lot 215	28 Grove Way
3.	5/18/18	Lot 273	42 Wiregrass Way
4.	5/31/18	Lot 122	114 Holly Ridge Drive
5.	6/1/18	Lot 170	7 Long Leaf Court

**GROUNDS:**

Grounds/landscaping report was presented and discussed. The need for irrigation repairs was again discussed. The board has asked for another quote before a decision is made.

**OLD BUSINESS**

Overflow parking-the parking committee has no plans to improve a site for the overflow parking at this time.

Street Sign project-a decision has not been made. Design and quotes are needed.

Burned house update-the board has requested that the house be taken down or at the very least covered with a tarp. The POA attorney will convey this request to the homeowner's attorney.

5 Spruce was also the subject of a recent fire. A request has been made for a report.

**NEW BUSINESS**

**COMMITTEES REPORTS:**

**ACC Committee:** Nothing significant to report

**Social Committee:** The date for the community yard sale has been set for May 19<sup>th</sup>.

**Security Committee:** Security was discussed and the info received from the guests attending will be taken under advisement. No decision will be made at this time. More discussion is needed.

**Parking Committee:** Parking was discussed and the need to continue to monitor compliance.

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

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

The meeting was adjourned at 9:00 pm.

Next scheduled meeting will be the June 11, 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