

Pine Ridge POA – Meeting Minutes – October 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 October 8, 2018 was called to order at 7:25 pm by board Vice-President Sybil Nienke.

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

From management - Robert Bundy and Sabra Fermin.

Members Absent: None.

VISITOR COMMENTS:

Many residents were present, so at this time the board accepted comments from visitors to the meeting.

Comments included; Request to see Meeting Agenda prior to meeting, Request for designated parking spots on road due to continued parking issues.

APPROVAL OF MINUTES:

The August 13, 2018 meeting minutes were approved as written.

There were no September 10, 2018 meeting minutes to approve, as that meeting had been canceled.

ACC:

Two ACC submittals awaiting approval, Hector to review and respond, as required.

GROUNDS:

Betty Black and Sybil Nienke requested donations of bushes for distribution within community.

OLD BUSINESS:

The Board is still looking into updating the street signs within the community, there has been an issue with research which must be accomplished before a quote can be obtained.

NEW BUSINESS:

Robert presented the Board with a quote to install fountains in the lagoons. See Management Report for details. There was also the issue of maintenance costs. The Board voted against installation at this time.

One resident requested the Board look into Community Information Boards for the entrances.

COMMITTEE REPORTS:

Lagoon Committee:

The Lagoons will be inspected on November 4th & 5th to determine which areas need attention. Residents are reminded to maintain the banks and remove unwanted vegetation.

Parking Committee:

Although parking has improved, we are still having issues with residents / guests parking on the cul-de-sac islands; therefore, and increased presence of the towing company has been requested during the day.

Social Committee:

Hargray will be hosting a booth in the community for Halloween.

Communications Committee:

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

Security Committee:

Will be having a meeting in the coming months, if you wish to volunteer, please fill out a volunteer form.

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MANAGEMENT & FINANCIAL REPORT:

These reports were presented by BAM management representative Robert Bundy.

Management was in Pine Ridge in September on the 4th, 11th and 27th.

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 September the 12th and 27th.

Mr. Bundy communicated with Colin Kinton with Beaufort County regarding having a turn lane installed off of Buckwalter into Pine Ridge. Mr. Kinton, said that Pine Ridge would have to apply and if approved pay to have the turn lane installed. Robert explained that P.R. did not have the money and asked if the County would install warning signs. Mr. Kinton replied "We will consider an intersection warning sign." Robert has sent Mr. Kinton an email to see if a decision had been made about installing the sign, his reply is as follows. "*Mr. Bundy, Yes, we will be installing an intersection warning sign in advance of the access to Pine Ridge.*" As of the typing of this report the sign has not been installed.

The following information is a carryover from last month's report. Wade Bales provided an estimate to install different size fountain into the lagoons in P.R. This information was forwarded to the Board. The estimated cost includes running power to the lagoons to run the fountain. Please keep in mind this is a rough estimate. The cost of the fountain is fixed, however the cost of running power to the sites could change. For a 1 hp fountain with a 200-foot power cord, tax, freight and installation \$4,812.46. For a 3 hp fountain with a 200-foot power cord, tax, freight and installation \$6,936.70. The estimate cost to run power to the lagoons is \$700.00 each. Light kits are available at a cost of \$950.00 each. These prices are per lagoon.

ACC REQUESTS:

Three (3) approval letters were sent and two (2) pending requests.

VIOLATION LETTERS:

Eleven (11) letters sent for items such as; Lease letters, Yard Storage / Maintenance, Parking and nine (9) Pressure washing.

FINANCIAL INFO:

Invoices were mailed / emailed via the new system to all owners who had balances on 10/01/2018.

Seventeen (17) owners are on payment plans; five (5) lots have liens files, one (1) lot in bankruptcy.

Four (5) properties have closed since the August meeting, twenty-two (23) total in 2018, thus far.

Two (2) pending closings scheduled for November at this time.

The meeting was adjourned at 8:45 pm.

Next scheduled meeting will be the November 12, 2018 @ 6:15 PM.

Minutes prepared & submitted by: Sybil Nienke