

PINE RIDGE PROPERTY OWNERS ASSOCIATION

P. O. BOX 1225  
Beaufort, SC 29901

Board of Director/ACC Meeting Minutes  
March 12, 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 March 12, 2018 was called to order at 6:20 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

**Approval of Minutes.** The February 12, 2018 meeting minutes were approved as presented.

**VISITOR-** Glen Plumlee of United Towing was present. There was a discussion of the towing policy. The new Parking Rules were reviewed in detail and it was agreed that the new Rules & Regulations would be hand delivered to each home to ensure all are aware and questions were answered.

**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 February on the 2<sup>nd</sup>, 9<sup>th</sup>, 23<sup>rd</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.

Robert and Betty met with James of U.S. Lawns and looked at the area behind 26 Woodland Hills to remove the trees and shrubs. James sent a proposal it was accepted and he is planning on having the work done on March 15<sup>th</sup>. The owners of 26 Woodland Hills were notified of this.

Will Howard of the town of Bluffton replied to Betty on March the 6<sup>th</sup> regarding overflow parking.

The two "NO DUMPING" signs have been received.

Wade Bale of Quality Lakes was asked to remind his people that they are to remove trash from the lagoons, if they can reach it from the bank. Wade replied that he would.

Glenn with United Towing is expected to be in attendance tonight.

Critter Management was contacted regarding the Beaver, Robert received a phone call on February 21<sup>st</sup> from them. They have not caught the Beaver, they asked if anyone sees the Beaver to contact Bundy or Critter Management as soon as possible to give them a location of the Beaver.

**ACC:** 2 approvals were sent. 1 submittal is pending and 11 violation letters were written.

**Financials Info:** Quarterly bills were mailed 1/2/18 with a discount memo and a flyer on the mailbox install schedule. 74 people took advantage of the discount.

### 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

### Pending Closings:

1.	3/20/18	Lot 288	8 Wiregrass Way
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### **GROUNDS:**

Grounds was discussed and suggestions were made about repairing the wooden fence as well as the placement of NO Dumping signs.

### **OLD BUSINESS**

The fence behind Grove Way area was repaired by the same vendor who installed the mailboxes.

Overflow parking and the need and lack of space for the same is a challenge for the board.

Changes to the design standards as well as the new rules has kept the board focused for many hours.

### **NEW BUSINESS**

A new project to replace street signs has been discussed. A quote will be needed before a decision is made.

### **COMMITTEES REPORTS:**

**ACC Committee:** Nothing significant to report

**Social Committee:** A community event with Hargray is being planned.

**Security Committee:** Nothing significant to report

**Parking Committee and Lagoon Committee:** Betty Black reported on the activity of the Parking Committee and the Lagoon Committee.

**Communications Committee:** Pine Ridge website will be up and running very soon and will contain all relevant forms as well as covenants, rules and regulations, etc.

### **OPEN FORUM**

At this time the board accepted comments from visitors to the meeting.

The meeting was adjourned at 8:45 pm.

Next scheduled meeting will be the April 9, 2018 @ 6:15 PM, Bluffton Township Fire District, Station 35357 Fording Island Rd, Bluffton, SC 29909.

Minutes submitted by: Judith Blanchard