

Pine Ridge POA – BOD Meeting Minutes – September 9, 2019

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

The meeting was called to order by Betty at 6:15 PM. Board members present were Betty, John Langley and Tom McEwin. Robert and Sabra were there along with three non-board member owners.

Tom moved and John seconded to accept the minutes of the August 12th Meeting as written, motion passed.

Sabra is to follow up on the request that turn arrows be painted on the street at the Buckwalter entrance into Pine Ridge.

Robert reported that request for bids to make the recommended repairs to the street and extend the sidewalk from 1 Pine Ridge Drive to Buckwalter were sent to three companies. Robert reported that the contract to power wash, treat and seal the playground equipment had been let. Robert also reported that management has not received the proposal from MAJ for the sidewalk repairs on Spruce and Wiregrass.

Tom reported on the ACC. He is to prepare a Hurricane preparedness guide to be sent to owners. The street signs were discussed and recommendations made. Tom and Betty are to determine how many and what signs are needed.

Robert will compose a blast to be sent to the community regarding lowering the water levels in the lagoons. Robert reported that a request for a bid to inspect the lagoons has been sent to Thomas & Hutton.

Betty reported on the Grounds and Lagoon Committees.

John reported on the Parking and Security Committees. Betty talked to the company that installed cameras in the Pine Crest Community and she is to follow up with them.

Betty reported on the Social and Communication Committees. She is working with Hargray on the December 9th social for owners.

Sabra is to send out a blast about animal control, association rules, town laws and county laws.

Robert is to request a quote to power wash the entrance signs at Buckwalter and McCracken.

Robert and Sabra gave the Management Report.

Tom moved and John seconded to go into executive session at 7:44 PM, motion passed.

Tom moved and Betty seconded to come out of executive session at 8:30PM, motion passed.

Association attorney is to be asked to send a letter to the owners of a home that is being rented as a short term rental. Covenants Article H page 22 require leases to be in writing and a copy provided to management. Rules & Regs require a term of not less than six months.

A blast is to be sent out to the community that as of November 15th, 2019 parking on sidewalks and common areas will not be allowed. Vehicles parked on sidewalks and common areas after November 15th, 2019 will be towed at the owner's expense.

Tom moved and John seconded to adjourn the meeting at 8:39 PM.