

Pine Ridge POA – BOD Meeting Minutes – August 10, 2020

Board members present were Betty Black, Tom McEwin, Hector. Patti McEwin, also present were Sabra Fermin and Robert Bundy.

Betty called the meeting to order at 6:22PM.

Hector moved and Tom seconded that the July, 2020 Board Meeting minutes be approved as written. Motion carried.

Old Business-To be covered Committee reports.

New Business- Robert that Arbor Nature set to take pine tree out on Sept. 8.

Board did decide to change out the stop sign at Longleaf and Pine Ridge Drive and decided to switch out the street signs are Boxtail Crescent and Wiregrass.

Committee Reports:

ACC Report - Hector Avila / Metal roofing- Hector, Tom, and Betty agreed that metal roofs could be used. As long as the color match the associations approved colors. Needs discussion, if approved, change the ACC rules.

Community improvement Tom and Betty.

Landscaper, cut the paths at Buckwalter and McCracken, no date on when they will start the landscape plan.

Robert- Asked MAJ on a quote to reseal all the roads.

Tom reported that no progress had been made regarding the replacement of street lights. Tom will talk to Dominion to renegotiate a new contract.

Grounds Betty reported trees over sidewalks were trimmed in July.

Robert is to follow up with Chuck the locksmith regarding the doggie pots.

Lagoon – Betty did a webinar about lagoons from Clemons Ext. A discussion followed regarding the information provided about lagoon banks.

Betty reported on Parking & Security committee,

Parking- Vehicles continue to park on sidewalks and against oncoming traffic.

Security- At this time Betty does not have anyone interested in the Security Committee. Discussion ensued regarding the possibility of hiring a security company.

Patti reported on the Social & Communication committee. There are no social activities scheduled due to COVID 19. Communication Committee- She is working on the next newsletter, trying to make this newsletter slimmer to cut down on the cost.

Robert gave **Management report**. No action on the proposed fence.

Sabra mailed a letter to stop sending paper.

Sabra and Robert gave the management report.

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Hector – Finance in good shape.

Victors Comments-Patti discussed the possibility of acquiring shutters in bulk as many houses are in need of replacing their shutters. Robert offered if she can send the size of shutter, he will also look into acquiring them.

AT 7:36 PM Tom moved and Hector seconded a motion to go into executive session, motion carried.

Discussed ensued.

At 8:07 PM Betty moved and Tom seconded a motion to come out of executive session, motion carried.

Motion: Vote to change the delinquency letter amount from \$1,000.00 to \$540.00. Management will send a delinquency letter to all owners who owe \$540 or more and are not currently on a payment plan. If no action by owner within 30 days, management would then instruct the Association's attorney to send a demand letter. If no action by owner within 30 days, management would instruct the Association's attorney to file a lien on the property. Hector moved, Tom second, approved.

The Board also decided all future newsletters will be emailed only. Residents without email addresses will be mailed a newsletter. Also, owners are asked to have their tenants provide management with their email address so tenants can get newsletter and updates about activities going on in the development.

Owners need to make sure that the tenants get the information, and update their tenants email addresses.

Betty adjourned the meeting at 8:15PM