

Pine Ridge POA – BOD Meeting Minutes – November 9, 2020

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

Betty called the meeting to order at 6:07 PM.

Hector moved and Tom seconded that the October 12th, 2020 Board Meeting minutes be approved as written. Motion carried.

OLD BUSINESS: Committee Reports:

ACC Report:

Hector reported that the ACC has approved the re-roofing of 86 Pine Ridge Dr. He also reported that there were no pending ACC submittals as of the meeting time.

Patti suggested that she get color samples from Home Depot, then she will get samples from other vendors so owners can get paint from whichever vendor they wish and the colors should be very similar. Once Patti gets the colors, someone on the board will approve them. Once they are approved, they will go on the web site.

Community Improvements: Tom and Betty.

-Tom is working with Dominion on replacing the lighting through community and possibility adding more lights.

-Betty has numbers for the mail boxes, she is now working to have them installed.

-Betty is working with Carlos to have the two new bulletin boards installed at the two entrances. She also plans on having Carlos replace some of the traffic signs vandalized by owners.

-Robert reported that MAJ has not given a date when they will seal the streets. MAJ did give a price to install five (5) rumble strips as requested by the Board. The location and design of the strips were discussed. The Board approved a motion by Tom and seconded by Hector to give MAJ the contract to install the rumble strips.

Motion Approved

-Robert reported on the cost to remove the wooden split rail fencing and replace it with vinyl rail fencing would run around \$15,000.00. The Board decided not to take that action, rather look into the price of installing a 3 or 4-foot-high vinyl picket fence between the playground and the lagoon next to it, and eventually remove the wooden split rail fencing completely.

Grounds: Betty asked the Board do we want to go out for quotes landscape maintenance. Robert sent an email to Dan with Island Environments asking what would their landscape will cost be for 2021. Dan replied that they would hold the cost the same.

Lagoon: Betty reported that the lagoons will be checked in December.

Parking & Security committee:

Betty reported that parking is not as bad as it has been, however there still are issues, which the Board will continue to review and fine owners when appropriate.

Patti asked that she be sent the flyer about parking for emergency vehicles, which she plans to include in the next newsletter.

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Security- Patti discussed security and safety issues that the Board will continue to investigate. It was re-enforced that pictures with date and time stamped are the best evidence when confronting violators.

Social & Communication committee:

Patti- Is working on the newsletter, she has one guest article, Betty will be working on the yard of the quarter.

New Business:

Robert asked the Board to review the Annual Meeting Package. Management would like to have Board approval soon, so the packet can be taken to the printers so it can be mailed out by November 19th.

Betty will be checking the electrical outlets at the entrance so the Christmas decorations can be installed.

Shawn Hill of SK Signs, Designs and Marketing joined to meeting to answer questions regarding managing the annual meeting. The Board informed Shawn that they did want him to manage the annual meeting. Management is to provide Shawn with a list of participations and guest, names and email addresses.

Management report:

Sabra and Robert gave the management report.

Tom will go and speak with resident that the Board was informed is having difficulties.

Hector – Reported that the Associations Finance are in good shape.

Tom- Plans to announce at the annual meeting, that he has been discussing the type of audit that the Association needs.

Visitor Comments: -

At 7:45 PM Tom motioned and Hector second that the meeting be adjourn, motion carried.