

Pine Ridge POA – BOD Meeting Minutes–July 14, 2025

PINE RIDGE POA BOARD OF DIRECTORS MEETING MINUTES

Betty called the meeting to order at 6:15PM.

Board member present in person is Betty Black. Board members present via zoom were Lisa and Gabriel. There were 3 owners present in person. 6 owners were present via zoom. Robert Bundy from management was present in person.

Lisa moved to accept the June 9th meeting minutes as written, Gabriel seconded the motion the motion passed.

ACC: report was given by Robert; there were 7 approval letters written since last month's meeting. There is one ACC application pending approval.

Community Improvement Committee: Gabriel reported that the door hangers regarding parking issues were received and have been distributed throughout the development. There will be similar brochures mailed to all residents in the near future.

Grounds & Lagoon Committee: Betty stated that she has several articles and website addresses dealing with yards which she hopes to get them on the website. Matt with SC Landscapes sent a proposal to trim trees impacting street lights, removing trash trees impacting specimen trees and removal of debris left on community property. Discussion regarding the scope of work took place.

Parking Committee: Lisa and Gabriel gave the report, a Parking Committee Meeting will be scheduled by Gabriel in the near future.

Security Committee: Betty no report. Lisa is to speak with Beaufort County Sheriff's department, for assistance in controlling kids riding ATV and motorbikes.

Social & Communication: Lisa, reported the Hot Diggity Dog Day is scheduled for Wednesday July the 16th, the funky shirt day for Dad has been rescheduled for the same day. Palmetto Pops will also be on site the same day. There will be a free popsicle day on August 26th. Lisa asked for volunteers to assist in the various projects.

Old Business:

Approved Colors: No report.

Scholarship Proposal: Lisa waiting to get with the Social Worker at Bluffton High School, to discuss requirements/guidelines.

Discussion for solutions/ideas for owner's yard: Discussion under Grounds & Lagoon Committee.

New Business: Betty and Robert discussed emails from owners concerned about trees in common area falling on their houses. Three tree companies were asked to evaluate the trees behind the owner's house. One quote was for \$6,460.00, this included grinding the stumps. The other tree company felt that only one tree needed to be removed and their quote was for \$995.00. The third company did not reply. There was a discussion to have a major project to trim all the trees on common property that back up to private houses. Management is to look into getting a quote to trim trees on common property that back up to private house and discuss with the Town what work they will allow in wetlands. The Association's attorney's opinion regarding the rules that were translated in Spanish is that they do not have to be officially adopted or recorded.

Management report: Robert gave the management report, which was sent to Board.

Finance Report: Robert gave the financial report, which was sent to the Board.

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Questions and Answers: Discussion took place regarding, trimming of trees, the Spanish version of the rules, the scholarship proposals, ACC submittals, Wetlands requirements, Internet providers, wetland system inspection.

Lisa moved to go into executive session at 7:34PM, Gabriel seconded the motion, the motion passed. Gabriel moved to leave executive session at 7:42PM, Lisa seconded the motion the motion passed.

Betty Adjourned the meeting at 7:42PM.

Respectfully submitted by Robert