

Pine Ridge POA – BOD Meeting Minutes–November 10, 2025

PINE RIDGE POA BOARD OF DIRECTORS MEETING MINUTES

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

Betty and Gabe were present in person. Lisa and Hector were present via Zoom.

There were four owners present in person and four owners present via Zoom.

Lisa moved and Gabe seconded the motion to approved the October 13, 2025 minutes approved as written. The motion passed.

ACC: Robert gave the ACC report at Hector's request. There were 3 ACC submittals approved and there are 2 pending ACC submittals. 7 violation letters were sent out.

Community Improvement: No report

Grounds & Lagoon: Betty reported that the community wide clean-up will be on November 17, 2025. SC Landscapes will be picking up the debris.

Parking Committee: No report

Security Committee: Betty reported that she has asked United Towing to start keeping the number of vehicles towed in Pine Ridge.

Social & Communication: Lisa reported no progress on the scholarship program. She has been communication with the Social worker at the lower school on McCracken Circle about the parking problem. She has also been in communication with the treasurer of Pine Crest POA regarding using their club house and pool.

Old Business:

Trees: Robert reported that he has received a partial proposal from Kolcun Tree. He is waiting on a proposal from Arbor Nature. The Family Tree Company came back with a statement saying all of the trees they looked at need to be removed. The owners present recommended contacting Tree Wise Men and Action Arborist.

Playground Border: Robert reported on the three proposals received to remove the old playground border and install a new border. The decision was made to get prices on new border and when a decision is made to purchase the border, contact with Island Plasters for removal and installation.

Painting of Speed Humps: Robert reported on the two proposals received to paint the speed humps and stop bars. A third company that was asked for a proposal did not reply and a fourth company declined to send a proposal. Gabe made a motion to contract with MAJ to paint the speed humps and stop bars. Betty seconded the motion, the motion passed.

New Business:

Power of Solar Cameras: Robert reported that he contacted Hilton Head Solar and they said they would be interested in discussion the possibility of installing a solar panel to power the solar cameras in the park.

Pine Ridge Rules & Regs Update: Discussion took place about the recommended addition to the rules and regulation regarding people driving motorized dirt bikes and off-road vehicles. Gabe moved and Betty second a motion to include the recommended rules and regulations. The motion passed.

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Annual Meeting Package: Lisa moved and Betty seconded a motion to include in the Annual Package the brochure that Gabe prepared regarding no motorized bikes or off-road vehicles on the streets in Pine Ridge. The motion passed. Lisa moved and Hector seconded a motion to approve the Annual Package as presented. The motion passed.

Management Report was given by Robert.

Financial Report was given by Hector.

The question and answered period took place.

Betty adjourned the meeting at 7:37PM