

Pine Ridge POA – BOD Meeting Minutes–January 12, 2026

PINE RIDGE POA BOARD OF DIRECTORS MEETING MINUTES

The meeting was called to order at 6:15PM.

Board members present in person were Robin Otterbine, Gabriel Yacso. Hector Avila was present via zoom.

Owner present in person were Laura Yacso, Betty Black, Joe Otterbine, Bethany Pearson. Patti McEwin, Lisa Beluzo, Justin Wilson were present via zoom.

Hector moved that the November 10, 2025 Board Meeting Minutes be approved as written, Gabriel seconded the motion. The motion passed.

Discussion took place regarding have a three or a five-member board for 2026. The owners present in person and on zoom, asked if they would like to serve on the board. Bethany Pearson and Betty Black volunteered to serve. The current Board appointed Bethany and Betty to serve a one-year term. The current five-member board discussed officers. It was decided that Robin Otterbine would be President, Betty Black would be Vice President, Hector Avila would be Treasurer, Bethany Pearson would be Secretary and Gabriel Yacso would be member at-large.

Hector gave the ACC report. It was decided by the Board that Joe Otterbine would be appointed to the ACC. The ACC members consist of Patti McEwin, Betty Black, Lynne Prochazka, Joe Otterbine and Hector Avila.

No report from the Community Improvement Committee. It was decided that Bethany would head up the Community Improvement and Social & Communication committees. Bethany is to recruit owners to serve on those committees and submit those owners name to the full Board for appointment.

No report from the Grounds & Lagoon Committee. It was decided that Robin would head up the Grounds & Lagoon Committee.

No report from the Parking & Security Committees. It was decided that Betty would head up the Parking & Security Committees.

Old Business:

Patti reported that she received the food truck schedule from Lisa.

Lisa reported that she is waiting to hear from the school regarding assistance with the parking problem at the McCracken entrance.

Lisa reported that she is waiting to hear from a Pine Crest representative regarding the use of the Pine Crest pool.

Betty reported that the contract for three of the five cameras in the park has expired and the cost to renew is \$216.00 per camera annually. The other two cameras contract will expire in August.

Robert reported on four proposals to remove and or trim certain trees in common area. The total quote is \$11,636.00. Betty made a motion to hire Kolcun Tree Care to do the work, Bethany seconded the motion. The motion passed.

Discussion took place regarding the use in Pine Ridge of un-approved motorized vehicles. Gabriel is to compose another blast to be sent out to the residents. Thanking those that had stopped the use of and reminding others that it is against Pine Ridge and the town of Bluffton rules to operate certain vehicle in the area.

Hector gave the Finance report. Hector made a motion to move the excess income of \$6,645.36 to the Community Improvement Reserve Fund. Robin second the motion. The motion passed.

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A brief question and answer period took place.

Betty made a motion to go into executive session; Hector seconded the motion. The motion passed and the Board went into executive session at 7:51PM. Discussion took place regarding to ACC submittals. It was determined that the ACC members would review the two proposals and make a recommendation to the Board. The Board came out of executive session at 8:05PM.

The meeting was adjourned at 8:07PM.

Robert