

Pine Ridge POA – BOD Meeting Minutes–April 13, 2026

PINE RIDGE POA BOARD OF DIRECTORS MEETING

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

Board members present in person were Robin Otterbine, Pearson and Betty Black. Hector Avila was present via zoom.

Owners present in person were David Bryon, Bob Keenan and Karen Keenan. Patti McEwin and Shonnell Horn were present via zoom.

Betty moved that the February 9, 2026 and the March 9, 2026 Board Meeting Minutes be approved as written, Bethany seconded the motion. The motion passed.

There were 5 ACC's approved since the last meeting in March.

Bob Keenan and Karen Keenan presented plans with an ACC request and paid the fee to Robert.

Ronda Wolfrey and Robert Ramey from the inspection company that will be started the week of April 20, 2026 and discussed the expectations on how to review and write-up the exterior power washing and the bare spots on front lawns. It was decided to mark-up on the form if power washing is needed. Also discussed the lack of grass growth due to the large trees that shade the lawn and there is not much that can be done to fix the issue. Robin let them know not to inspect the lagoons because she and Joe will do it. Betty gave out the blank inspection paperwork.

Bundy is putting out the yard sale email blast to residents and the food truck flier. Bethany has to fix the time and address on the food truck flier.

Parking was discussed and how we can add more.

There were 68 homes that participated in the yard waste pick up.

There was a proposal approved by Sherban with Island Plaster to take out the asphalt park path and replace it with concrete and it was approved.

There is going to be a retaining wall replaced because of the ground erosion.

SC Landscapes replaced the rotten board in the walkway between Spruce Drive and Wiregrass Way.

Snoddy Electric is running electricity to the pavilion.

Meeting was adjourned at 7:22PM.

Bethany Pearson