

Pine Ridge POA – BOD Meeting Minutes–June 8, 2026

PINE RIDGE POA BOARD OF DIRECTORS MEETING MINUTES

Robin Otterbine, Betty Black and Bethany Person were present in person, Hector Avila was on Zoom.

There were five owners present in person, two owners on Zoom.

Betty moved that the May 11, 2026 Board Meeting Minutes be approved as written. The motion carried.

SSgt. Seronka with the Beaufort County Sheriff's Department, explained the Planned Unit Development Guidelines which allow law enforcement on private roads. SSgt. Seronka took questions from owners and left two pamphlets explaining the program. It was suggested that a Board Member meet with SSgt. Seronka and review the locations that he suggested more speed limit signs should be placed.

Hector gave the ACC report.

No report on Community Improvement Committee-Bethany.

Grounds & Lagoon Committee-Robin: Discussion took place regarding lack of maintenance of lagoon area behind houses. The Board would like to send out a blast to the community. Reminding owners that back up to a lagoon, that they are required to maintain the area between their property line and the water's edge. Discussion continued regarding the fencing/walkway in the park and the lagoon bank. It was questioned if the Association could give owners funds to purchase material to be planted on lagoon banks.

Parking Committee-Betty: The committee is still working on identifying overflow parking areas. The Board would like a blast reminding people if they park on the street, to park in the direction they are driving.

Security Committee-Betty: The camera has been moved from the corner of Pine Ridge Drive and Heather Glenn to the park area. The electrician is waiting on the Town to give him the permit to install the electricity in the park.

Social & Communication-Bethany: The recent food truck appears to have been a large success, as the owner wants to come back. There are other food trucks scheduled. The committee is looking into the Halloween and Christmas event.

Old Business:

Moving Camera:

Installation of electricity in park:

Fencing installed by Centex:

New Business: Fencing in park.

Management report was given by Robert.

Finance Report was given by Hector.

Questions and Answers: It was questioned if there could be a swap date at the park.

The owner at 124 Holly Ridge Drive requested that the Board looks into what it would take to ensure that the street at the end near his house would not flood when it rains.

It was recommended that the Association's attorney and insurance company, be asked. Is the Association's rules and signage sufficient to ensure that the Association can successfully defend against lawsuits?

It was recommended that the Rules & Regulations be revised.

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The Board went into Executive Session.

The Board came out of Executive Session.

The meeting was adjourned at approximately 8:30PM.

Robert