

Pine Ridge POA – BOD Meeting Minutes–May 11, 2026

PINE RIDGE POA BOARD OF DIRECTORS MEETING MINUTES

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

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

Four owners were present in person and one owner was present via Zoom.

The meeting minutes from the April 13, 2026 were presented and discussed. There were a few changes to the minutes, Robin moved that the minutes be approved as amended, Betty seconded the motion the motion passed. Attached are the revised-approved minutes from the April 13, 2026 meetings.

Hector gave the ACC report.

There were 7 ACC approval letters sent and one non-approval letter sent since last month's meeting.

No report from the Community Improvement Committee.

Robin gave the Grounds & Lagoon Committee report.

It was suggested that owners that back up to lagoons be reminded that it is their responsibility to maintain the area between their lot line and the water's edge.

Betty gave the Parking Committee report.

The committee has identified areas that approximately 20 spaces could be established. The committee has completed all of the details which will be presented to the Board and Community.

Betty gave the Security Committee report.

Discussion centered around the use non-approved motor vehicles. Robin obtained a copy of the South Carolina Electric Bicycle (E-Bikes) Law, which is to be sent to all residents in Pine Ridge.

No Report from Social & Communication Committee.

Robin and Betty did report that the food truck event happened with only a minor problem.

Old Business:

Betty reported on the moving of the camera from Pine Ridge Drive and Heather Glenn to the park.

The Town has asked for additional information regarding the installation of electricity in the park. Once the permit from the Town is received the electrician will provide a start date.

Discussion took place regarding the privacy fence that Centex installed when Pine Ridge was being developed. The consensus is that the Association will not be replacing the fence.

New Business:

Robert is to get a price from Hilton Head Fence to install a 4-foot-high black aluminum fencing along the walkway from Longleaf entrance to the existing fencing around the playground.

Management Report was given by Robert.

Robert is to get an Arborist that does not do tree work to evaluate the 5 pine trees behind 19 Torrey Lane to see if they need to be removed.

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Robert reported that Staff Sergeant Chad E. Seronka with the Beaufort Sheriff Department stated that the Consent Agreement with the Sheriff's Department is in effect. Robert is to contact Staff Sergeant Seronka and ask where he would recommend installing additional speed limit signs.

Hector gave the Finance Report.

There was a brief question and answer period.

Robin moved that the Board go into executive session at 7:28PM, Betty seconded the motion, the motion passed. Robin moved to come out of executive session at 7:37PM, Betty seconded the motion, the motion passed.

The meeting was adjourned at 7:38PM

Robert