

PINESTONE AT PALMER RANCH ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
December 6, 2016

The meeting of the Board of Directors of Pinestone at Palmer Ranch Association, Inc., a Florida Corporation Not For Profit, was held at in the Clubhouse at 4255 Players Place, Sarasota, Florida 34238.

The meeting was called to order by Suellen Coito, President at 7:00 PM. Debbie Fulton, CAM, CMCA, AMS, PCAM, Association Manager, kept the record of the meeting.

It was announced that notice of the meeting was properly made to all parties and notice was properly posted in advance of meeting. Directors present at the meeting were Suellen Coito, President; Rob Hoerner, Vice President; Sandra Keir, Treasurer; Ed Wambold, Secretary; and David Yamin and Dave Kathman, Directors constituting a quorum of the authorized number of Directors of Pinestone at Palmer Ranch Association. Also present was Debbie Fulton, CAM, CMCA, AMS, PCAM, Association Manager and 20 homeowners present.

Debbie advised that owners would be given 3 minutes to speak on agenda items. She also requested that they identify themselves and their unit so Board and audience can get to know them as well as their concerns. She also asked that they wait to be recognized by the chair prior to speaking.

Approval of Minutes – November 15, 2016 Board meeting - A motion was duly made by Rob and seconded by Dave to approve the minutes of the November 15, 2016 board meeting. The motion passed unanimously.

Treasurer's Financial Report:

Sandy reported there is \$1,266,430 in the reserves. 645,020 at Wells Fargo in CD's; 204,258 at Cadence Bank in CD's; 406,838 in money market accounts and 10,767 in interest at Wells Fargo Bank. There were not extra ordinary expenses in November, just a few areas where we will be over budget for the year; irrigation maintenance, fire alarm monitoring and legal expense. With one month remaining, we remain on budget to have a surplus of about \$30,000.

Suellen asked about Stonegate Bank being over the \$250,000 FDIC insurance. There is currently \$188,000 over the insurance. Sandy advised that PCM sweeps the funds. Sandy will call PCM tomorrow and get the funds moved.

Managers' Report

Abacus Update - Debbie advised there are 162 owners in Abacus. Have recently received an additional 20 and we are missing the owner info sheets from 128 owners.

Also if you want to be a Board member please get your intent in to the office not later than Thursday

Also the Board does not acknowledge anonymous request left in the mail slot.

Committee Reports:

Plant & Beautification Committee: Rob advised that the committee looked at landscape bids. They then interviewed three companies. The committee recommends West Bay to be the new landscaper. They were chosen due to friendliness and there availability on Palmer Ranch. They have an arborist and horticulturist on staff. Their bid was very detailed over the other bids received. Irrigation is charged at \$45 versus other companies at \$65 per hour.

There was a brief discussion of the trees behind building 17. If the association owns the tree and the tree damages the building, who pays for the damage?

Facilities, Systems, Technology & Security Committee: Ed reminded everyone that according to the roof schedule buildings 5, 7 and 25 would be reroofed in 2017. There will be painting going on in 2017 as well. When the committee is up and running in 2017 they will look to determine if the gate access for truck turn around could be made larger.

Social Committee: Dave reported that the Christmas party was very nice. Thanks to Linda Dowson and Carol Wambold for chairing the party. The Friday night social will only be held on the 9th and 16th of December due to the holidays. New Years Eve pot luck supper is scheduled. Classic movie night will begin again on January 9. Regular movie night will begin on January 26th with a showing of Sully. Bingo will be on the first and third Wednesday and bridge will be on the second and fourth Wednesdays. Bridge will be in the card room and poker in the large room. Welcome back party is circus theme this year.

Documents and Rules Committee: Need revisions to the green booklet and other matters with potential points of conflict between the green book and documents. Will cover in a workshop.

Old Business:

Discussion and Adoption of the 2017 Budget -

A motion was duly made by Rob and seconded by Dave to adopt the 2017 budget as presented. The motion passed unanimously.

New Business:

Discussion and vote to change fire alarm / fire system vendors – Debbie outlined the services presently being contracted and the differences to the bids received. The phone lines with Frontier are under contract until May of 2017. Hold on the fire alarm monitoring until early April closer to the contract expiration with Frontier.

A motion was duly made by Rob and seconded by Ed to change from Dolphin Fire to Defender Fire for the fire sprinkler system, hydrant and backflow inspections. The motion passed unanimously.

Discussion and vote to change landscape vendors – Rob thanked Ed Brown, Chris Williams, Kenny and Betty Angotti, Linda Dowson and Debbie for their efforts in the process. There was discussion of cancelling Bright View and terminating their services beginning January and paying both companies for 60 days. Rob will call the Bright View representative and discuss the terms of termination.

A motion was duly made by Ed and seconded by Dave to cancel Bright View and contract with West Bay for the landscape/ irrigation contract. The motion passed unanimously.

Discussion of new HUD rulings on background and discrimination – David outlined the information received at the luncheon.

A motion was duly made by David and seconded by Rob to have the attorney provide an opinion as to doing or not doing background checks. The motion passed unanimously.

Open Forum

No further business coming before the meeting, upon motion duly made by Dave and seconded by Rob to adjourn the meeting at 8:30.

Respectfully submitted,

Debbie Fulton

Debbie Fulton, CAM, CMCA, AMS, PCAM
PineStone at Palmer Ranch Association, Inc.

Association Secretary