

# **PINESTONE AT PALMER RANCH ASSOCIATION, INC. WORKSHOP FOR BOARD OF DIRECTORS MEETING MINUTES**

**March 14, 2017**

## **CALL TO ORDER MEETING:**

Dave Kathman called the workshop to order at 10:00 a.m. in the Pinestone at Palmer Ranch Clubhouse, 4255 Players Place, Sarasota, Florida. 34238. 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 Dave Kathman, Vice President; Sandra Keir, Treasurer; David Yamin, Secretary; and Larry Giorgio, Director; constituting a quorum of the authorized number of Directors of Pinestone at Palmer Ranch Association. Absent were Darrell Salyers, President and Gary Engalgau, Director. Also present was Debbie Fulton, CAM, CMCA, AMS, PCAM, Association Manager and 7 homeowners present.

## **CONFIRMATION OF A PROPER MEETING NOTICE**

The notice for the workshop meeting was posted and delivered to each member of the Board in accordance with the Bylaws of the Association and requirements of the Florida Statutes.

## **Discussion items:**

- **Discussion of quote for valve replacement 14 / 15 / 16** - Debbie advised the work was put on hold as it is more than expected when the plumber came out. Need to get additional quotes.
- **Discussion of the possible special assessment for electrical panel(s)** - There was discussion of this item. Table at this time.
- **Discussion of quotes for engineering and to replace the pool equipment / resurface the pool** - Facilities met and determined the pebble tech should be used. Not enough funds to pay for the work to be done. There was also discussion of a special member meeting to move the funds as recommended by the finance committee to move up to \$80,000. Finance recommends hiring the engineer and paying from the pool equipment reserve.
- **Discussion of Rules & Reg manual (green book) revisions** - Rob distributed information attached and explained the information. Need to review and make a decision next week.
- **Discussion of possible amendments to the documents** - Combined with above information for rules and regs.
- **Discussion of the possible change out of the security lights with LED type fixtures / bulbs** - Dave advised there was a quote to do the job. Could have the members vote to use the neighborhood funds for the buildings or could take the funds from 7350 for each building.
- **Discussion of changing to cellular for the fire lines** - Table at this time, working on the info.

- **Discussion regarding the value of having a Pinestone Disaster Recovery Plan (DRP)** - No DRP currently but there is a need. The Board should determine to move or not move forward. DRP entails a business impact analysis. DRP was explained as, example, if breakers go out is that a disaster, and what is the magnitude. Is the probability high or low versus the magnitude. Larry covered more information on the proposed plan. There was also discussion of the Community Emergency Response Team (CERT) plan. The Emergency Response Plan (ERP) was done by Serv Pro and would be one part of the DRP. The DRP should be reviewed and more information gathered.
- **Discussion of hiring a consultant to work on the roads** - Put this on the agenda.

Meeting Adjourned 11:30 p.m.

## CONFLICTS WITH DOCS

Amended and Restated Declaration of Condominium of PPR NO. ( 1-26 ) A Condominium (#5)

### 19. Use Restrictions. (m) (Page 24)

Personal property of Unit Owners, including bicycles and similar items, shall be kept in the Condominium Units except when in use.

Rules and Reference Manual

Not Addressed

Options:

1. Owners vote to change Declaration of Condominium (change including to excluding, remove and similar items)
2. Remove bike racks, enforce Declaration of Condominium

## CONFLICTS WITH DOCS

Amended and Restated Declaration of Condominium of PPR NO. ( 1-26 ) A Condominium (#5)

### 18.Sale or Lease of Unit (b) (Page 18)

....and shall provide for a security deposit to be placed with the Association in an amount equal to 1 months rent.

Rules and Reference Manual, Rentals 6. Page11

A Security Deposit of \$300 must accompany the rental application form if it is for seven months or longer

Application Form

A Security Deposit of \$300 is required for rentals of 7 months or more.

Options:

- 1.Change Rules and Reference Manual /Rental Application to reflect Declaration of Condominium. Enforce Amended and Restated Declaration of Condominium.
- 2.Owners vote to change Declaration of Condominium to reflect wording to be determined by the Board (i.e. amount of deposit and

length of rental time it is applied to.) Enforce Amended and Restated Declaration of Condominium.

3. Owners vote to change Declaration of Condominium to set amount of deposit and length of rental time it is applied to. Enforce Amended and Restated of Condominium.

4. Remove Security Deposit, Note existing wording that protects PPR below:

Rules and Reference Manual Page 8, numbers 3 and 4

**Owners are responsible for the actions of their tenants, residents, and guests.**

Use of any Pinestone facilities and amenities by any owner, resident, tenant or guest shall constitute an agreement by the unit owner to pay all costs of damages beyond reasonable wear and tear occasioned by use residency, tenancy or other occupancy.

Amended and Restated Declaration of Covenants Page 22, Article XII  
Section 12.1 (a)

(a) Negligence. Each Unit Owner shall be liable for the expense of any maintenance, repair or replacement.....by the willful action or negligence of any member of his or her family or by guests, employees, agents or lessees.

Amended and Restated Declaration of Covenants Page 9 Article V Section 5.2(b)

Each member shall be responsible for the action of any person to whom the Member has delegated his right of use to the Common Areas. Any unpaid charge against such Person shall be charge against such Member personally and be assessed against such Member's Unit.

Amended and Restated Declaration of Condominium of PPR

(a) Negligence. Each Unit Owner shall be liable for the expense of any maintenance, repair or replacement.....by the willful action or negligence of any member of his or her family or by guests, employees, agents or lessees.

## Electrical Panel Update 3.14.17

At the Finance Committee meeting I gave, as the Facilities Liaison, a report on the electrical panels to that date.

It had been incorrectly reported that building 22 had an electrical problem and had to replace their electrical panel at a cost of over \$1,100 per unit. This was very disturbing and raised questions about the condition of all electrical panels.

The Facilities Committee wanted to find out exactly how bad the problem was and how we could prevent, delay, or minimize this potentially very serious problem.

Building 6 agreed to pay an electrician to open their panel and see if any preventative measures could be done. The electrician was accompanied by Debbie, Tony our resident electrical advisor, and Ron Adams past Facilities Committee chairman. They also went to buildings 7 and 19 and removed the panels to see their condition. Afterward Tony went to all the buildings panels and inspected them from the outside.

He gave a report and believes that most are in good condition and will last for years before they need to be replaced.

He found building 7 in poor condition and building 9 in fair condition. Building 19 was also in only fair condition when the panel was removed during the inspection.

Conclusion. The problem is not as serious as we feared it might have been. When buildings do have electrical problems they can often be fixed by replacing circuit breakers rather than having to replace an electrical panel.

A lifetime expectancy should be determined for the electrical panels and funds established so that we can avoid having to assess owners when they need to be replaced.

Dave Kathman, Facilities Committee liaison