

**PINESTONE AT PALMER RANCH ASSOCIATION, INC.**  
**MINUTES BOARD OF DIRECTORS MEETING – February 18, 2016**

**CALL TO ORDER:**

President Suellen Coito called the meeting to order at 10:00 a.m. in the Pinestone at Palmer Ranch Clubhouse, 4255 Players Place, Sarasota, Florida 34238.

**DETERMINATION OF A QUORUM**

**Present:**

Suellen Coito, President  
Rob Hoerner, Vice President  
Sandra Keir, Treasurer  
Ed Wambold, Secretary  
Tom Barry, Director  
Dave Kathman, Director  
David Yamin, Director

**Management:**

Arvilla Brito, CAM, Argus Property Management

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**CONFIRMATION OF A PROPER MEETING NOTICE:**

The notice for the 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.

**NEW BUSINESS:**

• **Association Attorney**

Director David Yamin stated he researched attorney firms and is recommending the Board retain Kevin Wells as the Association's attorney. Kevin specializes in association governance issues. He represents many condominiums and has over 20 years experience. Rob, Suellen and David met with Kevin on February 15<sup>th</sup> to discuss the Associations expectations and needs. There is no retainer for the attorney.

**David Yamin made a motion, seconded by Dave Kathman, to hire Kevin Wells as the Association Attorney. The motion passed unanimously.**

• **Tennis Ball Machine**

Vice President Rob Hoerner stated previously at a Board Workshop there was discussion on purchasing a tennis ball machine. At that time the item was tabled due to the lack of use based on the sign out book in the Management Office. Since that time it was brought to the attention of the Board that the machine is used frequently as there were tennis players with the key to the Billiard Room and they would take the machine without signing it out and would train residents. The current machine does not hold the power and to repair it would cost a lot of money. Research was done on the proposed tennis ball machine and the recommendation by tennis players is to purchase the Scoop Series Quest which does not use a battery as it is electrical only. This machine uses regular tennis balls. The cost is \$1,699.00

**Rob Hoerner made a motion, seconded by David Yamin, to purchase a Scoop Series Quest tennis ball machine for \$1,699.00 with the modification of the tennis courts to allow an electrical outlet for the machine. The motion passed unanimously.**

• **Fountain Estimate**

President Suellen Coito stated the North and South Fountains both need to be rebuilt and an estimate was obtained from A&D Pools who currently do the fountain maintenance. Due to size restrictions the current equipment is undersized and does not adequately service the fountain. The circulation system needs to be relocated from inside the fountains to the outside. Each fountain will have a new concrete equipment pad, pump and filter. There is a one year warranty on the equipment.

**Dave Kathman made a motion, seconded by Rob Hoerner, to approve the estimate from A&D Pools for the rebuilding of both fountains in the amount of \$7,800. The motion passed unanimously.**

**With no further business President, Suellen Coito entertained a motion by Rob Hoerner, seconded by Dave Kathman to adjourn. The motion passed unanimously.**

**Meeting Adjourned 10:24 a.m.**

Respectfully Submitted, Arvilla Brito,  
Community Association Manager (CAM)