

PINESTONE AT PALMER RANCH ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING – July 26, 2016

CALL TO ORDER:

President Suellen Coito called the Board of Directors 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

Sandra Keir, Treasurer

Tom Barry, Director

David Yamin, Director

Dave Kathman, Director

Excused: Rob Hoerner, Ed Wambold

Management: Arvilla Brito, CAM, Progressive Community Management

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:

• **Rental Application Unit 520**

President Suellen Coito stated an application for rent was submitted for Unit 520. A background check was conducted on both applicants. One of the applicants background report is being presented for the Board's review. President Suellen Coito presented the results of the background check to the Board. She further stated that in accordance with the Associations' governing documents the Board – by a majority vote – can disapprove this application based on any of the following five reasons as listed in the Declaration 17(b):

- i. The persons seeking approval has been convicted of a crime involving violence to persons or property or of a felony demonstrating dishonesty or moral turpitude.
- ii. The application for approval on its face, or the conduct of applicant, indicates that the person seeking approval intends to conduct himself in a manner inconsistent with the Condominium Documents.
- iii. A person seeking approval has a history of disruptive behavior or disregard for the rights and property of others as evidenced by his or her conduct in other housing facilities or associations or by conduct in this condominium as a tenant, unit owner or occupant of the unit.
- iv. A person seeking approval has failed to provide the information, fees, or appearance required to process the application in a timely manner
- v. All assessments, fines or other charges against the unit owner have not been paid in full.

Director Tom Barry made a motion, seconded by Director David Yamin, to disapprove the rental application for Unit 520 in accordance with the Declaration 17(b) i, ii ,iii. The motion passed unanimously.

President Suellen Coito stated a certified letter/return receipt requested will be sent to the owner as well as the rental agent notifying them of the Board's decision.

With no further business President Suellen Coito entertained a motion by Director Tom Barry, seconded by Director David Yamin to adjourn. The motion passed unanimously.

Meeting Adjourned 10:25 a.m.

Respectfully Submitted,

Arvilla Brito, Community Association Manager (CAM)