



PINESTONE

AT PALMER RANCH

NOTICE & AGENDA

Board of Directors – Workshop

Date: Tuesday, January 10, 2017
Time: 10:00 a.m.
Place: Clubhouse

Call Meeting to Order

Proper Meeting Notice

Posted in accordance with By Laws of Pinestone at Palmer Ranch and the Florida Statutes

Discussion Items:

- Discussion of Policy for background checks
- Discussion of Rules & Reg manual (green book) revisions
- Renter security deposit discrepancy
- Requesting attorney draft an addition to the Pinestone @ Palmer Ranch Master Declaration of Condominium to deal with allowing the Board to set the security deposit(s) for leasing or renting units versus changing all 26 individual declarations.
- Discussion of possible amendments to the documents - Defining individual condominiums as per their legal description as either 2 or 3 feet outside their walls with remainder of development and facilities being common Association responsibility
- Plants /palms dying (1915/ 1411 /1415)
- Communication of Board and Association actions
- 2015 surplus of some \$53,000+
- Reroofing Golden Pledge if other than GAF underlayment peel and stick is used.
- How to set Reserve payments if a Condo advances their roof replacement and are reroofing delays appropriate.
- Widening of south exit driveway to provide a decent turning pathway from closed gate.
- Replacing gate arm method with a swinging 4 foot or so high gate and is a day time gate needed.

Adjournment