

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

June 13, 2017

CALL TO ORDER MEETING:

Darrell Salyers 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 Darrell Salyers, President; Sandra Keir, Treasurer; David Yamin, Secretary; Larry Giorgio, Director; Gary Engelgau, Director; on the phone was Dave Kathman, Vice President; constituting a quorum of the authorized number of Directors of Pinestone at Palmer Ranch Association. Also present were Debbie Fulton, CAM, CMCA, AMS, PCAM, Association Manager, and 3 homeowners.

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 oak trees – any response from the county – The cost to trim them by 1/3 is 2,700. Should schedule to have them trimmed no approval needed as there was approval to remove them previously.

Discussion of pool fence installation - Get more info from Jim Tambyn. Finance committee will recommend increase of special projects.

Discussion of pool heater purchase – Galaxy will order and install the new heater in conjunction with the pool equipment upgrade. Add to agenda

Discussion of adding fan at pool portico area – The fan is being installed at this time.

Discussion of public items on website – minutes / attorney response – Move the minutes to the owner side with password protection. Gary covered the opinions from the Association attorney. Larry will research the web for the county bike requirements.

Discussion and approval of sign for bulk area – Add to the agenda

Discussion of quote for implementation of bike shelter – Add to the agenda

Discussion of form for committees to submit to Board for work / costs - Gary explained the form. He will work on an outline of the process of the form.

Discussion /follow-up of camera(s) in the compactor area – Larry reported that the quote received for \$4,200 is a strategic system that adds the cameras and hybrid DVR will add the cameras we have with the 2 new ones in the compactor area. Larry would like to see an allocation of \$5,000 to move forward. Add the fund request to the agenda.

Board orientation regarding keys, gates, etc – Debbie will handle individually with those members that are interested.

Discussion of the gates – The quote was received for \$1,538.66 to replace the loops when the asphalt work is done.

Discussion of security lights - Sandy felt that as the fixtures go bad they should be replaced to LED fixtures and bulbs. Move ahead to doing this. Tony previously had a company that would replace the guts of the current fixtures. Is there a cost differential in the fixture purchase?

Discussion of smoking - Sandy added this to the agenda as there were people sitting on the steps smoking. Gary reported the current rule is no smoking in the clubhouse and adjoining facilities (theater, fitness, billiards, etc). Add to July workshop.

Discussion of Finance Committee recommendation - Patty reported that the finance committee recommends utilizing the surplus from 2015 / 2016, \$111,575 allocated to the building roof reserves in the pro-rata share. Bids were much higher than the bid 3 years ago from Curry. The buildings being roofed in 2017 / 2018 are the ones most impacted. Cumulatively \$17,000 deficit. Bringing up at this time to avoid a reserve deficit at year end. Add the vote to move the surplus to the agenda.

No further business coming before the meeting, upon motion duly made by Dave and seconded by Larry to adjourn the meeting at 11:40 am.