

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

July 11, 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 2 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 smoking - Gary outlined the document sent to the board from the rules and regs. Question raised was did the Board feel anything else should be added to the rules. Sandy doesn't feel there needs to be any additional conversation or rule change.

Discussion of adding an additional timer to the lights at the pool/ clubhouse area - Patty advised that the lights in the rear of the clubhouse stay on until 7 am or so under the portico by the clubhouse. Table until a future meeting and have discussion with the security company.

Holiday decorations and storage – Sandy advised since owners can no longer get on ladders would recommend alleviating one storage unit and having the outside decorated with a professional company. Office 116.70 / holiday 128.98 need to provide a confirmation to the holiday company prior to August. Will send the information to the beautification committee for their input. Table until the committee responds with a maximum of \$2,500. Add to the board agenda

Dryer vent pipes (who is responsible) - The members felt this is an owner responsibility

Association picnic - September 15th with barbecue to start at 3:30 - 10 pm. Owners will be asked to bring a desert to share.

Private parties - Sandy inquired as to what constitutes an owner having a private party. Definition is to have exclusive use of the clubhouse.

Statutes passed in July - Discussion of the outline from Kevin Wells.

Discussion of security - Larry advised the new cameras will be installed in the next couple weeks. Also looking at the guard services. Quotes were received from 2 companies. Looking at a roving guard versus an exclusive guard. Feels 2 roving patrols is sufficient at 10-11 and then at 230 am. David feels that we should maintain the current guard. Larry's thoughts are we could save 1/2 the funds if we had a roving patrol. Could in the future add multiple cameras around the property. What would the board like to see as the guards job description. 10 to midnight in the clubhouse pool area. Larry will look into the cost to have the current cameras monitored. Larry will schedule a meeting with US Security in conjunction with Darrell, David and Joe.

Bushes behind the pool - There was discussion of the plants around the pool at the fence area. David will handle with the beautification committee.

Asphalt / bike shelter - There was discussion of the email from Joe Adamany of the committee. David and Gary will draft a proposal of the amendment to be sent to the attorney for prep to send to the owners to vote. Add to the next workshop agenda.

No further business coming before the meeting, upon motion duly made by Dave and seconded by Larry to adjourn the meeting at 11:45 am.