

**PINESTONE AT PALMER RANCH ASSOCIATION, INC.**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**February 20, 2018**

The meeting of the Board of Directors of Pinestone at Palmer Ranch Association, Inc., a Florida Not For Profit Corporation, was held at in the Clubhouse at 4255 Players Place, Sarasota, Florida 34238.

The meeting was called to order by Bob Packee, Vice President; at 7:00 PM. 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 Bob Packee, Vice President; Paul Bourassa, Director; Gary Engelgau, Director; Suellen Coito, Treasurer on the phone was Sandra Keir, President; constituting a quorum of the authorized number of Directors of Pinestone at Palmer Ranch Association. Absent were Darrell Salyers, Director and David Yamin, Secretary. Also present was Debbie Fulton, CAM, CMCA, AMS, PCAM, Association Manager and 26 homeowners.

**Approval of Minutes – December 19<sup>th</sup>, 2017, January 4<sup>th</sup> (special assmt), January 18<sup>th</sup> (bldg 6) Board and Workshop meetings** – A motion was duly made by Suellen and seconded by Gary to approve the minutes of December 19<sup>th</sup>, 2017, January 4<sup>th</sup> and January 18<sup>th</sup>, 2018. The motion passed unanimously.

January 16<sup>th</sup>, and February 13<sup>th</sup>, 2018 were tabled until the March meeting.

**Treasurer's Financial Report:** Suellen advised there isn't a report as the January financial has not yet been received. The Auditor is working with PCM and we should have information soon.

**Managers' Report** - Debbie Fulton gave the Manager's Report which addressed details concerning the next Unit Owner University, the next Coffee with Debbie session; and updates on the current projects in Pinestone. She also advised the directory is also available in the office.

**International Day of Happiness** – Is March 20<sup>th</sup> and I thought it might be fun to celebrate and see how much happiness we can spread. There will be a happiness wall in the clubhouse. Hope to see many owners.

**Committee Reports:** Bob explained that there has been a change of format for the reporting and the committee chair has the option to give the report at the Board meeting.

**Finance Committee:** Suellen reported that the committee has not yet met. Currently there are only three people signed up for the committee, if you're interested please sign up in the library. Tentatively there will be a meeting in March.

**Plant & Beautification Committee:** Kenny Angotti, Committee Member to the Plant & Beautification Committee is happy with the work performed by Landwise. The planting of the island by building five has been completed.

**ARC Committee:** Suellen Coito, Board liaison to the ARC Committee, advised there have been some changes in the screen door standards. The mid-view door with a kick plate at the bottom with no less than 14 inches high and no more than 24 inches high inches is now an acceptable door.

**Facilities:** Ed Green, Committee Chair to the Facilities Committee, provided a Committee report that summarized the actions taken and initiatives addressed at the Committee's February 23, 2018 meeting (see minutes of that meeting for

**Systems, Technology and Security Committee** – Debbie Fulton, Association Manager reported the Committee met on February 16<sup>th</sup> and looked at the proposal from the two vendors. The vendors will come and give presentations on March 5<sup>th</sup> on what they proposed in the RFP. Sandy requested the vendors come to the March workshop instead of March 5<sup>th</sup>.

**Social Committee:** Donna Adams, Committee Chair to the Social Committee, provided a Committee report that summarized the actions taken and initiatives addressed at the Committee's February 7, 2018 meeting (see minutes of that meeting for further details). She also requested more volunteers.

**Documents and Rules Committee:** Gary Engelgau, Board liaison to the Documents and Rules Committee, provided a Committee report that summarized the actions taken and initiatives addressed at the Committee's February 6, 2018 meeting. The rules and regulations will be updated every two years. He also requested more committee volunteers. Rob Hoerner is the chair for the committee and has taken the lead on the smoking issue.

**Old Business:**

**Plans to Improve Communications with Owners** – Bob Packee reported the Board is taking action to improve communications with the Owners. There is now a suggestion box in the library. In the future at the Board meetings items will be discussed by the Board and then opened up to the Owners. There also will be Town Hall meetings for large projects.

**New Business:**

**Improvements to the Microphone System** – The office has ordered the cordless microphones and they will be here for the next meeting.

**Open Forum** – Discussed above

**March** – The Board will discuss smoking at the workshop meeting. The Board has gotten a legal opinion on this issue.

**Open Forum**

No further business coming before the meeting, upon motion duly made by Paul and seconded by Suellen to adjourn the meeting at 7:49 PM.

Respectfully submitted,

*Debbie Fulton*

Debbie Fulton, CAM, CMCA, AMS, PCAM  
PineStone at Palmer Ranch Association, Inc.

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Association Secretary