

PINESTONE AT PALMER RANCH ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
April 17, 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 Sandy Keir, 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 Sandra Keir, President; Bob Packee, Vice President; Paul Bourassa, Director; Gary Engelgau, Director; Suellen Coito, Treasurer; on the phone was Darrell Salyers, Director constituting a quorum of the authorized number of Directors of Pinestone at Palmer Ranch Association. Absent was David Yamin, Secretary. Also present was Debbie Fulton, CAM, CMCA, AMS, PCAM, Association Manager and 32 homeowners.

Approval of Minutes – January 16th, February 13th, February 20th and March 13th, and March 20th Board and Workshop meetings – A motion was duly made by Paul and seconded by Bob to approve the minutes of February 13th, February 20th and March 13th, 2018. The motion passed unanimously. The minutes of the January 16th and March 20th meetings will be approved at the May meeting.

Sandy and the Board thanked Terri Kathman for all the work she has done on the Patter in the years.

Bill Muzzillo, who hosts the Monday night movies, advised at the last showing, the 94th film, he inquired as to how owners find out about the films, and they advised the Patter. So on behalf of the Monday night movies, he also thanked Terri for her service.

Treasurer's Financial Report: Suellen gave the Treasurers report.

Managers' Report - Debbie Fulton gave the Manager's Report which addressed details concerning the Disaster Recovery Meeting and the update on the fire sprinkler change out, as well as updates on the current projects in Pinestone.

Finance Committee: Suellen Coito, Board liaison to the Finance Committee, provided a Committee report that summarized the actions taken and initiatives addressed at the Committee's April 3rd, 2018 meeting (see minutes of that meeting for further details). Next meeting is May 22nd at 10 am.

Plant & Beautification Committee: No report

ARC Committee: Suellen Coito, No report

Facilities: Paul Bourassa, Board liaison to the Facilities Committee, provided a Committee report that summarized the actions taken and initiatives addressed at the Committee's April 12, 2018 meeting (see minutes of that meeting for further details). Friday the old bikes will be removed and disposed.

Systems, Technology and Security Committee – Gary Engelgau, Board liaison to the System, Technology and Security Committee reported that the vendors came to the April Workshop meeting. He also requested volunteers for technically adept owners to review the quotes. It was requested that Debbie contact and get feedback from the communities currently using the two vendors.

Social Committee: Bob Packee, Board liaison to the Social Committee, provided a Committee report that summarized the actions taken and initiatives addressed at the Committee's April 4, 2018 meeting (see minutes of that meeting for further details). Helene and Peter Fee have sold their unit and Helene has resigned as the committee chair. Donna Adams, previously the co-chair has agreed to take over as the chair of the committee.

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 April 3, 2018 meeting. Rob Horner reported on the current and future smoking ban.

Old Business: None

New Business:

Vote on delaying the paving - A motion was duly made by Bob and seconded by Suellen to reject all bids received as they are more than the budget. The contract will be rebid in the future. The motion passed unanimously.

Vote on roofing contract with Florida Southern for 2019 – 2021 – There was discussion of the proposals, the Board inquired as to the escalation and cancellation clauses. The Board requested Debbie get a copy of the contract to be reviewed by the Attorney.

Vote on Police vehicle - A motion was duly made by Gary and seconded by Suellen to allow the police vehicle as an exception to the documents and rules, any future request would be voted on an individual basis. The motion passed unanimously.

Vote on emotional support pet for unit 412 - A motion was duly made by Gary and seconded by Bob to allow the emotional support pet for unit 412 as an exception to the documents and rules, any future request would be voted on an individual basis. Sandy, Bob, Suellen, Gary and Paul were in favor and Darrel abstained. The motion passed.

Vote on extending pool hours May first to 11 pm - A motion was duly made by Sandy and seconded by Paul to extend the pool hours from May first through September 30th to 11 pm. The motion passed unanimously.

Open Forum -

No further business coming before the meeting, upon motion duly made by Bob and seconded by Suellen to adjourn the meeting at 8:06 PM.

Respectfully submitted,

Debbie Fulton

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

Association Secretary