

PINESTONE AT PALMER RANCH ASSOCIATION, INC.

BOARD WORKSHOP MEETING MINUTES

April 10, 2018

CALL TO ORDER MEETING:

Sandy Keir 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 Sandra Keir, President; Bob Packee, Vice President; Suellen Coito, Treasurer; Paul Bourassa, Director; Gary Engelgau, Director. Absent were Darrell Salyers, Director and David Yamin, Secretary. There was a quorum of the authorized number of Directors of Pinestone at Palmer Ranch Association. Also present were 12 owners and Debbie Fulton, CAM, CMCA, AMS, PCAM, Association Manager.

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.

New Business:

Sandy outlined the need for possible upgraded security and visitor control.

10:30 RSS to give presentation - Jens Buff gave the presentation.

11:25 Envera to give presentation – Tom Swain gave the presentation.

Ed Green reported for the Facilities Committee. They are hoping to paint the walkway around the mailbox area. Paul Bourassa advised that this may be too difficult for the volunteers. Tony Fischetti is reviewing the lighting at the entry and will present the information to the Board in the future. This project does not include the landscaping at the front. He will have the numbers for the Finance Committee for the 2019 budget.

Jim Tamblyn outlined and presented quotes to correct the issues with the temperature in the west side of the clubhouse. He recommends the honeycomb type blinds. The quotes presented are for the gym and or the entire clubhouse to keep continuity. The hope is to fund this project in the 2019 budget.

Dave Kathman reported that the bad bikes will be removed on Friday, April 20th. A central bike location will be established by the basketball court. North of pool equipment could be another alternative. Suellen asked about the well area. Rob Hoerner met with Dem from Landwise to request a quote for the shrubbery. Bikes in the future will need to be registered annually.

Joe Adamany outlined the issue with the corrugated tube for draining the rear of building 13. We have received two quotes. One to remove the pipe and re-grade the area for \$5,400 and one to run a camera through the tubing for \$350 and then jet clean the pipe for \$1,700 - \$2,000 to clean. We would then have to clean the pipe annually.

Discussion of change to ARC form regarding lanai enclosing and fire sprinklers – Owners must install the proper fire protection per code – Working to send to the Association attorney for input.

Discussion on delaying of paving – Working to get quotes for the root barriers and landscape issues that may arise. Also getting quotes to move /replace the fire lines in the street. Add this to the Board meeting agenda.

Discussion of roofing bids – 2019 / 2020 / 2021 – RFP was put out to Florida Southern, Crown and Colonial Roofing. Florida Southern gave proposals for all years. Colonial, today gave proposal for the roofs in the RFP for 2019 but with costs for 2018. They will not bid for 2019 at this time. Need to have the rear small gutters removed within the contract. Debbie will inquire to Florida Southern what the additional cost would be if any. Add this to the Board meeting agenda.

Discussion on extending pool hours for the summer – There was discussion of extending the pool hours for the summer to 11 pm from May first to September 30th. Rob reported the committee is working on replacing the pool sign. Debbie will find out the lumens of light at the pool to determine if there is enough light to facilitate after dusk swimming. Add this to the Board meeting agenda.

Discussion of police vehicle – The discussion was to allow the police car and have this be a case by case basis approval. Add this to the Board meeting agenda.

Discussion of renter with emotional support pet – The discussion was to allow the emotional support pet and have this be a case by case basis approval. Add this to the Board meeting agenda.

Add fire sprinkler updates to the agenda as well. There was discussion of holding off on moving the \$100,000 law suit fund previously approved for the paving.

Debbie advised that she had been asked by a couple owners if the pickle ball striping could be painted on the basketball court. There was no objection.

No further business coming before the meeting, upon motion duly made by Paul and seconded by Sandy to adjourn the meeting at 1:00 pm.