

**PINESTONE AT PALMER RANCH ASSOCIATION, INC.**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**May 15, 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; Paul Bourassa, Director; Gary Engelgau, Director; Suellen Coito, Treasurer; Darrell Salyers, Director on the phone was Bob Packee, Vice President; 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 10 homeowners.

**Approval of Minutes – January 16<sup>th</sup>, March 20<sup>th</sup>, April 10<sup>th</sup>, April 17<sup>th</sup> and May 8<sup>th</sup>, 2018 Board and Workshop meetings** – A motion was duly made by Sandy and seconded by Paul to approve the minutes of January 16<sup>th</sup>, March 20<sup>th</sup>, April 10<sup>th</sup>, April 17<sup>th</sup> and the May 8<sup>th</sup>, 2018. The motion passed unanimously.

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

**Managers' Report -** Debbie Fulton gave the Manager's Report which addressed details concerning 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, reported the meeting is May 22<sup>nd</sup> at 10 am.

**Plant & Beautification Committee:** No report

**ARC Committee:** Suellen Coito, no report. ARC form was updated

**Facilities:** Paul Bourassa, Board liaison to the Facilities Committee, no report.

**Systems, Technology and Security Committee** – Gary Engelgau, Board liaison to the System, Technology and Security Committee reported we are working on a proposal to install new security and gate technology.

**Social Committee:** Bob Packee, Board liaison to the Social Committee, no report

**Documents and Rules Committee:** Gary Engelgau, Board liaison to the Documents and Rules Committee, provided a reminder that the no smoking ban goes into effect on June 1<sup>st</sup>. Signage will be installed on June 1<sup>st</sup>. The committee is also working on updating the pool signage. The rules and regulations will be updated at the end of the year as well. The Board will send letter to all owners about the smoking ban in the common elements of the Association.

**Old Business:** None

## **New Business:**

**Vote on roofing contract with Florida Southern for 2019 and possibly beyond** – There was discussion of the proposed contracts submitted by Florida Southern. A motion was duly made by Paul and seconded by Suellen to accept the contracts for buildings two, four, nine, seventeen, twenty and twenty one. The motion passed unanimously.

**Vote on building 26's roof** – The building was found to have no sheeting between the decking and the shingles. If the re-roof were done now the special assessment to each member of building 26 would be \$866.81. If the roof is done in 2019 it would be a monthly increase for 2019 of approximately \$72.23 monthly and if done in 2020 the increase would be \$43.33 monthly. The legal opinion received puts the onus on the Board not the members of building 26 to make the determination of when the roof will be replaced. The consensus of the Board was to do the roof in early 2019.

A motion was duly made by Suellen and seconded by Paul to accept the cost of \$60,544 for the roof on building twenty six to be done in January 2019. 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 7:27 PM.

Respectfully submitted,

*Debbie Fulton*

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

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Association Secretary