

PINESTONE AT PALMER RANCH ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
June 19, 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; Gary Engelgau, Director; Suellen Coito, Treasurer; on the phone were Bob Packee, Vice President; and Paul Bourassa, Director constituting a quorum of the authorized number of Directors of Pinestone at Palmer Ranch Association. Absent was Darrell Salyers, Director. Also present was Debbie Fulton, CAM, CMCA, AMS, PCAM, Association Manager and 11 homeowners.

Approval of Minutes – May 15th, and June 12th, 2018 Board and Workshop meetings – A motion was duly made by Suellen and seconded by Gary to approve the minutes of the May 15th and June 12th, 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 today there was not a quorum. The committee did discuss the proposals for replacement of the pool fence and installation of blinds in the gym, card room and managers office. They feel the projects could be done late season within the budget for 2019. The next meeting is to be scheduled.

Plant & Beautification Committee: No report

ARC Committee: Suellen Coito, no report.

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 and the information will be covered later in the meeting.

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, working on updating the pool rules and will also update the Rules and Regs in 2019

Old Business: Sandy advised that due to the resignation of David Yamin, we now have no Association Secretary. We will send a letter to all members, seeking owners who are interested in filling this seat for the remainder of 2018.

New Business:

Vote to accept roofing contract with Florida Southern for 2020 – 2021 – There was discussion of the proposed contracts submitted by Florida Southern. A motion was duly made by Suellen and seconded by Paul to accept the contracts for the buildings and carports to be re-roofed in 2020 and 2021. The motion passed unanimously.

Drain behind 13 – Debbie advised that when she called to get the financial, license and insurance information and schedule the work to be done the vendor advised that the quote was no longer good and could not be done until after rainy season. In the meantime we will have the drain cleaned to improve drainage during the summer

Security – RSS Proposal – Gary review of the 6/6 proposal from RSS, attached.

A motion was duly made by Bob and seconded by Paul to place an article in the September Patter, to create a workgroup to study the technical aspect of the systems, to hold a Town Hall meeting in October and to work with Karins Engineering to establish the change of the entry lanes. The Board will then vote on the proposal at its October meeting. The motion passed unanimously.

Open Forum -

No further business coming before the meeting, upon motion duly made by Gary and seconded by Bob to adjourn the meeting at 7:50 PM.

Respectfully submitted,

Debbie Fulton

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

Association Secretary

Request for Action: 6/19/2018 Pinestone Board of Directors Meeting

A one-page Systems, Technology & Security Committee Report was presented to the Board along with a cost summary and a copy of the RSS Rapid Security Solutions Proposal #: 8342-4-0 June 06, 2018.

In summary, access control to the Clubhouse and amenities (The fences pool, spa and tennis courts) would be by fob, whose individual use can be halted or permanently terminated. Key entry, the number of which cannot be controlled, would be terminated.

Also, Main Gate and Resident access control would both be updated and enhanced. The current obsolete Telephone Entry unit will be replaced by one allowing entry by Resident entered code rather than phone call. A License Plate Camera, a Dome Camera for overall view of entry and exit, and Reader/head lamp tags system for owner/resident vehicles will be installed. This system will require a transition from our current fob and/or clicker use for entry to one where every vehicle entering will be identified by a head lamp tag or recorded code for temporary access.

With a start this budget year, total cost for equipment and installation would be:

Proposal Amount	Equipment/installation	Yearly support/maintenance
	\$32,816.58	\$408.18/month = \$4,898.16
Taxes 7%	2,297.16	342.87
Contingency 10%	<u>3,511.37</u>	<u>534.10</u>
Total	\$38,625.11	\$5,775.13

Deposit to start: \$16,408.29

The Guard 2018 contract is \$31,312.00. He does open and close the Clubhouse and amenities gates, checks for unregistered vehicles, and nonworking exterior lights. Opening and closing the Clubhouse and amenities would no longer be required.

I propose an article presenting these possibilities be in the next *Pinestone Patter*, a work group to study the technical aspects be established in October of returning owners and we agree on a plan yet this budget year. Today, the 2019 Budget request should be determined to present to the Budget Committee.

Gary Engelgau, Board Liaison