

PINESTONE AT PALMER RANCH ASSOCIATION, INC.
BOARD WORKSHOP MEETING MINUTES

October 9, 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; Suellen Coito, Treasurer; Gary Engelgau, Director; Susan Wager, Secretary; Paul Bourassa, Director and Rocco Longo, Director; on the phone was Bob Packee, Vice President. There was a quorum of the authorized number of Directors of Pinestone at Palmer Ranch Association. Also present were 6 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:

Discussion Items:

Electronic voting - Debbie explained the process as outlined by the information submitted by the vendor. Sue felt that the My HOASt Pro would be the best service. She also advised she was awaiting quotes from two other companies. The Board requested clarification of the costs if there were multiple votes per meeting. What the charge/ cost would be if someone opts out or changes. How do they confirm the email addresses? How far in advance of a meeting would we have to contract with them? A motion was duly made by Sue and seconded by Paul that after the questions are clarified and the additional quotes are received, that it be addressed at that time. The motion passed unanimously. Add to the November workshop meeting.

Inspector valve replacement – Sandy asked if there were any questions. Debbie was requested to get an additional quote for the work from Wayne Automatic. The Board felt the associations should wait until the money is in the budget to do the work, and they felt option one at \$1,869 a building was the best option.

Bob left the meeting 10:34

Drainage /re-grading proposals – Debbie advised she is awaiting additional proposals. Add to the November workshop agenda.

2019 proposed budget – Short Finance Committee presentation – Susan Widen, Finance Chair, outlined the changes as presented. There is an added bank fees and coupons, the \$7,500 was removed from operating for tree removal and replacement, any costs will be charged to 3670 the reserve item for landscape replacement catastrophic. She further advised she had reviewed the August and September repairs and maintenance and there were no significant charges to the buildings. Currently there are three items outstanding for the completion of the 2019 proposed budget Insurance has not been updated, the meeting with the Brokers is Friday and this could impact the budget, there is some conversation with Comcast that will determine if there are miniscule costs additions, and lastly the pest control line there is a proposal to add an additional 42 rodent boxes, this would be an increase of \$2,600; \$2,000 one-time cost and an additional \$150 per quarter. The overall Neighborhood budget came down to a 2.1% versus a 3.1% increase. Add to agenda for next week's meeting.

Marketable Record Title Act (MRTA) – Outlined the item and will add to the tickler spreadsheet.

Clean Slate Letter – Sandy outlined the letter was her attempt to soften the letter prepared by the Attorney. Debbie will send it to the attorney for his review. Should ask is there anything missing or that needs to be added to her letter. There was discussion of the Association becoming responsible for the landscaping as well. There was also conversation of bring the ones that are not in compliance into compliance. Would like to mail to the owners by November 1st and put an article in the Patter as well. Add to agenda for the Board meeting.

Announcements:

Reminder about October 11th Town Hall meeting – Sandy is drafting an opening statement. Gary, Sandy, the representative from RSS, as well as Liftmaster and Debbie will be there to answer questions.

Add to the November workshop the smoking question, paving, entry changes, pool chairs, and pool gates. Sue inquired what chemical mixture does Kevin use when pressure cleaning.

The owner of 2410 sent an email and requested additional trees in the area behind 2410, should have the Beautification committee look at the area when they return. Suellen requested the dead tree in the same area be removed. There are also fountain bricks that are shifting on the south fountain. They should have sand added. The chairs at pool are dirty also. The owner also complained that the post light took too long to get repaired. It was asked what the issue was with the light?

The corrugated pipe off the downspout/ gutters is washing the sand into the street. The Architectural committee is looking into this.

Sprinkler replacement update – Defender is currently working installing lanai heads in building 16.

No further business coming before the meeting, upon motion duly made by Paul and seconded by Sandy to adjourn the meeting at 11:22 am