

PINESTONE AT PALMER RANCH ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
October 16, 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 the meeting. Directors present at the meeting were Sandra Keir, President; Gary Engelgau, Director; Suellen Coito, Treasurer; Sue Wager, Secretary; Bob Packee, Vice President; on the phone were Paul Bourassa, Director; and Rocco Longo, Director constituting a quorum of the authorized number of Directors of Pinestone at Palmer Ranch Association. Also present was Debbie Fulton, CAM, CMCA, AMS, PCAM, Association Manager and 22 homeowners.

Approval of Minutes – September 11th, and October 9th, Executive Session; September 18th, Board and October 9th, Workshop meetings – A motion was duly made by Paul and seconded by Bob to approve the minutes of the September 11th, and October 9th, Executive Session; September 18th, Board and October 9th, 2018 Workshop meetings. The motion passed unanimously.

Treasurer's Financial Report: Suellen advised the financials look good. The only overage is administration, legal, payroll, and fees. She believes the payroll is off due to the employee raises being retroactive. Overall we are running about \$7,000 under budget. One of the cds rolled for \$210,000 at 2.7%

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, thanked committee and Debbie for the hard work to complete the budget.

Plant & Beautification Committee: Sue reported the first meeting is next week.

ARC Committee: Suellen Coito, meeting soon

Facilities: Paul Bourassa, Board liaison to the Facilities Committee, will have a meeting in the near future.

Systems, Technology and Security Committee – Gary Engelgau, Board liaison to the System, Technology and Security Committee reported we will be voting on the RSS proposal later in the meeting.

Social Committee: Bob Packee, Board liaison to the Social Committee, reported they are just getting started. Awesome Breakfast and the first meeting will be November 2nd. Check the Patter for the upcoming events.

Documents and Rules Committee: Gary Engelgau, Board liaison to the Documents and Rules Committee, reported there is ongoing work on the pool rules update and update of the rules and regs will shoot for early next year as well as the no smoking.

Old Business: None

New Business:

Vote to approve budget mailing to the members - A motion was duly made by Suellen and seconded by Sue to approve the budget to be sent to the members. The motion passed unanimously.

Vote on the security proposal from RSS – Propose to have a fob reader at the gate added to the new box. A motion was duly made by Rocco and seconded by Gary to accept the proposal from RSS for the gate upgrade and the fob install at the clubhouse and pool area. The motion passed unanimously.

A motion was duly made by Sandy and seconded by Paul to fund the RSS project from the special project and gate reserves, with the balance coming from the cancellation of the current guard. The motion passed unanimously.

Discuss and vote on the updating of lighting at the entry signage – Facilities proposed changing the lighting at the Pinestone entry signage. Then the grounds work would be done sometime next year. The work needs to be coordinated to be done all at one time.

Clean slate letter – Recently brought to the board's attention that the patios are on the common element of Pinestone. They have become the responsibility of assn to clean and upkeep the plantings. The letter will go out to the member's in the near future after further conversation with the attorney.

Open Forum -

No further business coming before the meeting, upon motion duly made by Bob and seconded by Suellen to adjourn the meeting at 7:45 PM.

Respectfully submitted,

Debbie Fulton

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

Association Secretary