

PINESTONE AT PALMER RANCH ASSOCIATION, INC.

BOARD WORKSHOP MEETING MINUTES

November 13, 2018

CALL TO ORDER MEETING:

Sandy Keir called the workshop to order at 10:03 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 the meeting. Directors present at the meeting were Sandra Keir, President; Suellen Coito, Treasurer; Gary Engelgau, Director; Susan Wager, Secretary; Paul Bourassa, Director; Rocco Longo, Director; and Bob Packee, Vice President. There was a quorum of the authorized number of Directors of Pinestone at Palmer Ranch Association. Also present were 8 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 the requirements of the Florida Statutes.

New Business:

Discussion Items:

Discussion of No Smoking proposal on Annual meeting ballot – The proposed amendments were labeled A-C. A would be the vote for the buildings on limited common, common element and unit; this would make the entire property no smoking. B would be the vote for the building vote on the limited common element and exclusive common element would make all but the interior of the unit no smoking. The third, C would be the vote for the common element and the exclusive common element is for the Neighborhood and it would make the previous rule passed by the board an amendment to the declaration.

Each Board member gave their thoughts on the proposed amendments.

The grandfathering clause should be removed. Debbie will email the attorney with regard to removing the clause. The item will be added to the agenda. Also, need to script the motion to be voted at the meeting.

The vote to pass any of the amendments is 67% after a quorum of 156 is achieved. So if you just have quorum you would need 104 to pass the vote. If you have 200 in attendance via proxy as well as in person you would need 134, etc.

Clean Slate Letter – Bob would like to see the second sentence in the fourth paragraph changed to read Unit owners who currently have patios are prohibited from making any additions, alterations or improvements to the patios. Sandy mentioned that in paragraph F item i of the Exhibit A it states ... without the prior written consent of the Board of Directors. Need to get clarification from the attorney if this gives the board the right to approve an owner to change out a popcorn patio to a smooth patio, as well as allowing members to clean and or paint. Or can the owners do nothing with or without approval? The Board would like the ARC committee to make recommendations to the Board as to the landscaping around the existing patios.

Discussion of Association Attorney - Bob would like this tabled until after the Annual Meeting and then discuss with the new Board. There was a brief discussion of this item. If the Association were to consider another attorney there should have a small committee of the Board handle this. A motion was duly made by Paul and seconded by Sue to remain with our current attorney. The motion passed unanimously

No further business coming before the meeting, upon motion duly made by Paul and seconded by Sandy to adjourn the meeting at 11:44 am