

PINESTONE AT PALMER RANCH ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
December 18, 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; Paul Bourassa, Director; and on the phone was 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 14 homeowners.

Approval of Minutes – November 20 and December 11, 2018 Board and Workshop meetings – A motion was duly made by Suellen and seconded by Paul to approve the minutes of the November 20 and December 11, 2018 Board and Workshop meetings. The motion passed unanimously.

Treasurer's Financial Report: Suellen advised the November financials are over budget almost \$6,000. Some of the items causing the overage are consultant fees, where there was almost \$2,000 that should be in the paving reserves, repairs and maintenance is almost \$9,000 over budget due to main line breaks, which caused the water bill to be over budget as well. The painting of the mailbox floor, installation of lights on Sylvester palms and a new AED have also added to the overage. Hopefully, by end of December, we will catch up. Additionally, legal is \$10,000 over budget and administrative costs are over by \$12,000. Sandy would be willing to look at all the costs to the attorney.

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 and events upcoming in Pinestone.

Finance Committee: Suellen Coito, Board liaison to the Finance Committee – No report

Plant & Beautification Committee: Sue reported all dead palms have been removed and stumps have been ground. Red geraniums have been installed and mulch will be installed on January 7th.

ARC Committee: Suellen Coito, Board liaison to the ARC Committee, 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, No report.

Social Committee: Bob Packee, Board liaison to the Social Committee, reported the Christmas cocktail party was a success. The New Years party is upcoming as well as the welcome back beach party on January 12th. The next meeting is on January 9th.

Will hold a Get to Know your Candidates on January 8th at 7 pm. Debbie will do a One Call advising the owners.

Documents and Rules Committee: Gary Engelgau, Board liaison to the Documents and Rules Committee, no report.

Old Business: None

New Business:

Discussion of Paving Project – Bob outlined that last year there were two town hall meetings on the paving. The project is being bid again to have the work done in the spring of next year. We will be removing 1½" and putting back 2" of asphalt with a 1" overlay under the carports. The car stops will be removed and will not be replaced. Instead, there will be a painted a line where the car stops would be. By eliminating the root barriers and the car stops from the contract we can save time and money. Hopeful with the savings there can be a lane added to the entry. If done the right lane would be for the owners and the left would be for visitors and vendors that must stop at the call box for entry. The hope is to hold a Town Hall meeting in March. Looking to start the work in May and be done by October. A motion was duly made by Bob and seconded by Paul to accept the amended proposal from Karins Engineering for the rebid process. The motion passed unanimously.

Vote on Required Checks for Unoccupied Units – Table at this time

Vote on Prices for Fobs and Headlight Sensors for New Security System – The discussion at the workshop meeting was to:

1. Owners would be given a combination of 3 devices (headlamp readers and or fobs) at no charge.
2. Owners could purchase an additional device for a total of 4 devices.
3. Headlamp readers will be \$10 and fobs will remain at \$10.
4. Codes for the gate would be a given for a maximum of a two-week time frame.
5. Long-term renters would get the headlamp reader but there would be a \$10 charge to the renter /Owner.
6. It was requested to have the fob reader from the existing gate added to the new gate system.

A motion was duly made by Sue and seconded by Suellen to approve the costs as well as the number of Fobs and/or headlamp readers an owner can have as outlined above. The motion passed unanimously.

Vote on Bike Rack purchase and installation - A motion was duly made by Paul and seconded by Sue to accept the proposal as presented for the installation of the shell and two black wave racks at \$2,371.55 in the area to the left of the basketball area. The motion passed unanimously.

Vote to Approve Creation of Board Subcommittee to Establish Guidelines for Patio Maintenance & Repairs - A motion was duly made by Suellen and seconded by Sue to approve the creation of the subcommittee. 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 8:00 PM.

Respectfully submitted,

Debbie Fulton

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

Association Secretary