

# **PINESTONE AT PALMER RANCH ASSOCIATION, INC.**

## **BOARD WORKSHOP MEETING MINUTES**

**December 11, 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; Paul Bourassa, Director; Susan Wager, Secretary and on phone was Rocco Longo, Director; absent were Gary Engelgau, 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 7 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 Abacus 21 renewal** – Debbie explained the Abacus 21 system. She will contact the computer repairman and see if he can pull the information from Abacus to an Access file.

**Resolution on meeting postings** – Debbie explained the new statute. She will post on the buildings going forward. She will draft a resolution for approval at the board meeting.

**Discussion of dogs (service animals / emotional support)** – Sandy explained that she attended a seminar on this subject. The laws provide that if a person provides a letter /documentation of the disability and how the animal helps then you must allow it. The fines start at \$20,000 if an Association is found in violation.

**Discussion of possible resolution for unit checks** – Sandy said she had been speaking to another community President where they created a rule that if an owner was gone for an determined amount of time they must have a bonded certified person checking the unit. There was a discussion of the potential rule. Requested item be added to Tuesday's agenda.

**Discussion of proposed changes to the front entrance and paving** – There was discussion of the new gate entry and pool entry systems. Should there be a change to the rule about parking passes. After discussion it was determined that:

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.

Requested item be added to Tuesday's agenda.

Karins drafting of the paving rebid documents – Ed Wambold outlined items that should be possibly changed in the new bid documents. Should have the car stops removed prior to paving, as well the root barrier should be removed. The work will be done prior to paving on both items. The car stops will not be replaced. The base bid should start at Glenrose and come in and with an alternative bid for the gate area, with coordination with gate and security. Also, need to update the fire line in the street and move the bike racks.

Discussed the movement and cost of the bike racks. Should purchase 3 or 4 of the black racks that hold eleven bikes each. Could make Owners get a new sticker for the bike when moved. Facilities will be in charge of checking the stickers. Requested item be added to Tuesday's agenda.

Need to appoint a committee for the patio issues. Add to agenda to approve the subcommittee, members will be appointed at the Organizational meeting.

No further business coming before the meeting, upon motion duly made by Paul and seconded by Sandy to adjourn the meeting at 11:15 am