

PINESTONE AT PALMER RANCH ASSOCIATION, INC.

BOARD WORKSHOP MEETING MINUTES

February 12, 2019

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 the meeting. Directors present at the meeting were Sandra Keir, President; Suellen Coito, Treasurer; Paul Bourassa, Director; Janet Herbert, Secretary, Rocco Longo, Director; Bob Collister, 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 30 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 Facilities proposals (Blinds, Pool Fence, Golf Cart Location) - Jim Tamblyn outlined the proposals for the fencing and blinds for the Clubhouse. Pool fencing is approaching the useful life of 25 years. Researched repair, replacing and refinishing, repairing and refinishing were within \$1,000 of replacing with new. Jim's recommendation is a black aluminum fence. He has gotten 3 quotes with the maximum expenditure of \$13,000 for the entire project. Sue advised the ARC would have to review before proceeding. Rocco agreed to send to the ARC and move forward ASAP. Sue felt after the ARC review the work should not be done prior to the ending of season, but we could sign the contract now and schedule for later. Debbie was requested to send the information to the ARC committee.

Blinds – Jim reported the current blinds are 24-25 years old and are beyond their life. He researched similar blinds as the theatre without the room-darkening feature. Window Décor quoted \$2,888 for the gym and if all windows in the Clubhouse were done it would be \$6,964. This would also help with the heat factor as the medal blinds absorb heat. Suellen doesn't think just the gym could be done, if the work is going to be done we should also do card room and gym. Paul feels all should be done as well if the work is done. There will be \$4,733 in reserve line item by year-end. Sandy asked could the windows be tinted and keep the blinds. Debbie was requested to send the information to the ARC committee. Jim will investigate window film and report back to the Board.

Pool Lighting and Bikes – Rob Hoerner reported about the lights at the pool and the bike racks. The bike racks should be here tomorrow. He has ordered two, and will need volunteers to do the install. They will install the tow racks and there may be need for more shell for the north side. The two racks will hold 22 bikes. The additional shell will be \$225, Rob does not feel the racks need to be cemented in. They have rebar for more security as well. We have ordered new stickers are on order and annually we would get and apply new stickers. Volunteers would have to approve the bikes before they are put in the rack. Would like one or two board members on the committee for the approval as well, Paul volunteered. Bike covers would be allowed if they are designed as bike covers, blue tarps will not be allowed. Rob will submit specifications /qualifications for the bikes to be approved to be in the rack. Linda Dowson advised the view from building 21 is not good. She has gotten a quote to replace the wax myrtles that are dying and thin with viburnum. The committee does not have the plant replacement of \$1,600 in their budget so the funds would have to come from the line item the racks and shell are coming from. Sandy explained the request should go through the committee chair to the Board liaison then to the Board. Suellen felt this should be handled now. Sandy inquired as to where the funds would come from? Suellen take from 7350. Add to the agenda for Tuesday.

Allen spoke for the beautification committee, who are requesting funds for the plants by bike racks and the replanting of the islands in front of building 26 across from the clubhouse. Suellen felt the committee should move funds around in the committee's budget to do these projects. The Committee minutes outlined the request for the board to approve the removal of Landwise, they would like Board permission to request bids for new vendor. Alan advised there is a meeting with the Regional Rep from Landwise on Friday. They also would like to bid the existing tree company, after meeting with Brian Johnsen. Lastly he brought up the drainage in the rear of buildings 11-13 and 1-4. The Facilities committee is working on a drainage proposal for grading. Beautification supports the drainage project. Add the approval for the committee to seek bids to the agenda for Tuesday.

Rob explained about pool lighting. Currently the pool closes at dusk due to County regulations. He is investigating what is needed to use the pool after dusk. As long as lights are off at 10 most of the Board is in favor of the investigation of the lighting. Currently under the gazebo we have 2.5 lumens and the tennis court is 27 lumens. Should look to update the building lighting reserves to include the pool and tennis court areas.

Tony Fischetti outlined the past lighting accomplishments: New lights in pool, tennis court lights, need a timer, palm trees illuminated, rewired all clubhouse lighting,

He further reported that in his opinion the lighting on the property is not good. He outlined some of the issues as he sees them, including the timers, garbage area, photo cells and Pinestone signs including the glass towers. He proposed a few simple fixes through Wentzel Electric. Also the speakers at pool need to be removed or replaced as well as the burnt out lights under the gazebo at the pool. He provided a report for all of the items. Facilities will research costs of all items.

Discussion of Committee Charters – Sandy advised when committees have a proposal it should encompass the request for Board action form. Then it should go from the Committee chair to the Board liaison to the Board.

Need to first look at the ARC committee. As outlined in the documents the plants landscaping and such should be reviewed by the ARC. Sandy has items to add to the list of committee requirements. The Committees should be named by the Board and not just be volunteers. There should be a year round person on each committee as well. Sandy requested the Board members provide the office with any additional information for review in the Charters. Debbie was requested to put up the signup sheets for all committees, except ARC and Finance. There was discussion of the social committee, with reading the charter for the committee the parties are for the benefits of Pinestone residents. The committee was requested to provide coffee and cookies for the Annual meeting and they declined. Most of the Board feels if they make a request, it should be honored. Suellen advised they are the only committee with their own funds, but the Board has no idea of the funds or what they are used for. A larger issue is the committee promotion of gambling. The Florida gambling statute, allows bingo as long as the pot is under \$300. The County zoning covers bingo and as long as it is not open to the public and just homeowners it is ok. Other gambling such as 50/50 should not be mentioned or done. There was conversation that maybe it should not be a committee, but a club. They don't advise and recommend to the Board any of their activities. Paul felt the Social committee affects the Owners more than any other committee and should not have to change what they do. To raise money they could ask for donations. As a club they could charge or take donations for their events. Paul was asked to advise the committee of the Board's requests. Jim felt that it could be possible to collect a larger donation for the movie nights. Rocco feels the issues can be worked out on both sides. Should outline the rules of what can and can't be done. The committee spends approximately \$600 or so a year for paper products. It was requested that any ideas be submitted to office for committees and outline what the social committee can and can not do.

Discussion of possible resolution for unit checks – Table until later meeting

Discussion of grill and after hour gym and tennis court use with new security system – Table until later meeting

Discussion of the amendments - There was discussion of how the Annual meeting could move along quicker and possibly smoother. It was mentioned that electronic voting would help with the time of calculating for quorum and counting ballots. The office should supervise and have volunteers sign people in. Could also have more volunteers count the votes. Bob felt the voting could end at 6 pm and the meeting start at 7 pm.

Sandy will draft a letter to the owners to advise the smoking is still banned in the common areas.

Discussion of Marta paperwork – Add to the agenda for Tuesday.

Discussion of HUD approval – Sandy outlined that the Association was trying to renew the HUD / FHA approval. It was rejected due to the language in the documents that give the Association the right to approve renters. This would require an amendment to the documents. It was felt that this could wait until the Annual meeting next year.

Discussion of Notice postings – There was discussion of where to put the notices. Rob Hoerner and Ron Scholtz volunteered to post the notices.

Discussion Fire Sprinkler Costs – Table until a later time. The Board appointed a group to review the invoices for the sprinkler work. A motion was duly made by Suellen and seconded by Janet to appoint Janet, Roseanne Buglione and Sue Widen to review the invoices from all the sprinkler work. The motion passed unanimously. They will report their findings at the next workshop.

Update on Patio Sub-committee – No report at this time. Table until the March workshop, also need to involve the ARC committee

Need to have a Town Hall soon on the new security system.

No further business coming before the meeting, upon motion duly made by Paul and seconded by Sandy to adjourn the meeting at 12:20 pm