

PINESTONE AT PALMER RANCH ASSOCIATION, INC.

BOARD WORKSHOP MEETING MINUTES

May 14, 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, Bob Collister, Director and on the phone were 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 5 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 Fire Sprinkler Costs – There was discussion of the review of the invoices by building. There are a handful of invoices that we need to have Icon move to the correct building. Debbie advised that in speaking with Val at Icon, at month's end they move all charges to the general 3410-000 and they are not stored by building. Therefore the spreadsheet would have the proper figures by invoice. Bob C went over the information he provided to the Board on his review of the invoices and spreadsheet. Janet stated after the review she feels comfortable with the figures on the spreadsheet. Need to have Icon move the charges back to the individual buildings. Should also speak to Icon and determine if they can send monthly invoices for the upcoming special assessment versus ordering coupon books. Debbie will contact Icon on the moving of the funds to the buildings as well as the statements. Add to the agenda for Tuesday with the proposed special assessment to be on June 5th.

Discussion of Violations / hearings – 1312 – Sandy explained and outlined the hearing process as she learned at a recent luncheon she attended. There was discussion of the events related to unit 1312. The item will be added to the agenda for Tuesday's meeting.

Update of Fencing and Lighting at the Pool – Debbie outlines she is working on quotes for a new fence, lighting is currently being installed. Posts are in and lights should be completed soon. Per Matt at Synergy Raphael is here till the job is completed and he will be sending other workers to help soon. Paul felt that in the future if the vendor will purchase workers compensation insurance for our job we should accept that and pay for the policy.

Update on Patio Sub-committee – The Attorney has the policy for review. It was discussed that the patio at 1410 is a hazard. Debbie also advised that the purchaser of unit 110 is aware the stepping stones may be removed. Paul felt that if stones have to be removed where there is just dirt that two smooth stones should be installed. The Board will again review the clean slate letter as well as the legal opinion on the patios. Suellen, Paul and Janet will review the patios and give the list of the ones needing cleaning at this time. Debbie will then schedule the pressure washer.

Update on Paving - Per Steve at Rose Paving – He had hoped to attend the meeting today, however, they are not ready to schedule our job at this time. He advised that Corey Mix, Director of Operations will be scheduling and overseeing our project. He is out of town this week and will begin the scheduling next week. They are completing a large paving project with Karins on Long Boat Key and by month's end they are assuming to begin ours in June. He advised he would keep me posted and as soon as it has been scheduled they can make a presentation to the board

Art has been out of the office last few days on business but I believe he is to be back today, so we can get his stamp and forward the drawings to you.

There was a question from Elia with regard to the quote previously discussed to rebalance the a/c system between the gym, card room and office. Debbie will find the quote and resend to the board.

There was also discussion of Veronica being out of town over the weekend and the need for someone to open the pool and Clubhouse on Saturday and Sunday. Bob C volunteered for Saturday and Sandy (Bob K) for Sunday.

No further business coming before the meeting, upon motion duly made by Paul and seconded by Sandy to adjourn the meeting at 11:07 am