

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

## **BOARD WORKSHOP MEETING MINUTES**

**March 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; Paul Bourassa, Director; Janet Herbert, Secretary, 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 14 owners and Debbie Fulton, CAM, CMCA, AMS, PCAM, Association Manager. Absent were Suellen Coito, Treasurer and Bob Collister, Director

### **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:**

**Paving Proposals and other costs** – Bob P outlined the bids received. Will further discuss at the April meeting.

**Discussion of ARC recommendation of Facilities proposals (Blinds, Pool Fence, Golf Cart Location)** – Rocco outlined the 6 proposals as distributed. Garbage lighting \$300, fountain pavers \$2,000 estimated, no vendor quote received to date, (may want to replace at the pavers at some time in the future), hot tub speaker replacement \$150, tennis court timer with a maximum of one hour \$150, replace clubhouse restroom light switches with motion detectors \$600, entrance lighting at marquis signs \$1,500. Should get the grounds vendor to do drawings for the new landscaping at the wall.

The Board is in agreement to proceed with all of the proposals, with the exception of the lighting at the entry. It was requested a quote be gotten for the work on the fountain pavers.

Pool lighting, Rob advised have had numbers of vendors look at the area. It seems they can do the work for less than \$30,000. Some want photometric of the pool which is pricey. That is thousands of dollars. Then the vendor can quote and take to the county. County then inspects. 15,000. Some say the photometric is not needed.

Fence – ARC reviewed and minutes submitted to the board. Committee approved a white fence with the grill area in black. Rejected blinds to change to tinted windows, recommended the blinds. ARC yesterday suggested rezoning of the a/c system.

Add to agenda for Tuesday for Board vote.

**Discussion of Committee Charters** – Not read yet, need charters and overall game plan and improve communications with all. Voting and Adhoc members should be submitted annually at the February workshop and approved at the February Board meeting the Board would renew the committee members and directors. Committees should suggest any change to the charters. Facilities is working well at this time. There was a suggestion the Facilities committee have a budget annually.

**Discussion of purchasing another bike rack** – Bike racks are full and there are 9 more bikes to be moved. Amend the minutes and get a third rack.

**Discussion of possible resolution for unit checks** – Table at this time. Some members would be in favor if it is a strong recommendation, not a requirement. Insurance may not pay if the unit is not inspected and the claim is not reported in a timely manner.

**Discussion of the grill, after hour gym and tennis court use with new security system** – There was discussion to table this until the facilities can get the lighting proposals for the pool. The board requested to change the gym hours to 8 am – 10 pm and advise the owners.

**Discussion of a proposed letter to owners** – Sandy advised to please review the letter to owners. Update stronger language on the gate.

**Discussion Fire Sprinkler Costs** – Suellen, Janet and RoseAnn were thanked for reviewing all the invoices. Some small and largest – find out what is outstanding from the last year.

**Update on Patio Sub-committee** – 1410 has patio stones that need to be replaced/ repaired as to a trip hazard. Get the draft guidelines to the Board. Review again at the April workshop.

No further business coming before the meeting, upon motion duly made by Paul and seconded by Sandy to adjourn the meeting at 12:00 pm