

PINESTONE AT PALMER RANCH ASSOCIATION, INC.
EMERGENCY BOARD MEETING MINUTES
April 3, 2020

The meeting of the Board of Directors of Pinestone at Palmer Ranch Association, Inc., a Florida Not for Profit Corporation, was held via conference call, Sarasota, Florida 34238.

The meeting was called to order by Suellen Coito, President; at 10:00 AM. 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 on the phone were Suellen Coito, President; Rocco Longo, Vice President; Bob Collister, Treasurer; Janet Herbert, Director; Rob Hoerner, Secretary; Tony Fischetti, Director and Rick Pluese, Director. There was a quorum of the authorized number of Directors of Pinestone at Palmer Ranch Association. Also present were 68 owners and Debbie Fulton, CAM, CMCA, AMS, PCAM, Association Manager.

New Business:

Suellen advised she had spoken to the Association attorney and he advised everything the Board has done to date is legal and we can have an emergency meeting to ratify the actions to date without the normal 48-hour notice. The Board has a responsibility to stop the spread of the virus as much as possible. Items factored into the decision are to avoid having anyone from getting sick or dying. Please hold the comments until the Board ends the discussion and then you will have three minutes to comment.

Ratification of the Common Element Closures – A motion was duly made by Suellen and seconded by Rick to ratify the closing of all amenities until further notice (Clubhouse, including the library, Tennis Court, Pickle Ball, Pool Deck, including the pool, hot tub and grills). This also includes open houses, as well as owner vendors, which are limited to those needed in emergencies (ie. air conditioning, plumbing, etc). The motion passed unanimously.

Bob thinks this is the right thing to do, safety first with no one getting sick or passing away. Janet advised the motion should be changed as the Governor's order does not restrict any organization including condos on closing facilities. The order did not advise to close the pool as he still has recreational events listed as things to do. Suellen advised that is so, but the Board can still close amenities per the attorney. Rocco advised most pools in Sarasota are closed. Janet just felt the notation of the Governor should be removed from the motion. Rob stated Dr. Fauci says when you think you're doing way too much you're probably doing just enough. He thinks this falls into the guidelines.

Opened to owners' comments Amy Ashton stated this is not agreeing to the order, this is the Board making a decision. In Governor's order, it states, the following as essential actions. Attending religious services, Participating in recreational activities (in alignment with social distancing guidelines) such as walking, biking, hiking, fishing, hunting, running, or swimming (consistent with social distancing guidelines). It is understood that the Board can not keep people home and they can decide to leave and social distance themselves. She is against the Board's decision and understands it is not respectful of the order and the Governor's order to allow these activities.

Suellen advised she spoke to the Association attorney and when the pool was mentioned, he too advised the Governor did not say you had to leave the pool open so the Board is in their legal right to close the pool.

Michelle Olenick asked about deliveries for food, medicine and such as well as Amazon. Suellen responded, yes can have deliveries. If you do have deliveries you need to advise the vendor on how to access your home through the gate. Debbie advised that there have been several Publix deliveries attempted and the drivers did not speak English.

Jeff Wakefield wanted to confirm the pickleball court is closed including basketball hoop.

No more questions, there was a call for the vote. Suellen, said, stay safe and healthy and check on your neighbors if they are in trouble or distress.

No further business coming before the meeting, upon motion duly made by Rick and seconded by Bob to adjourn the meeting at 10:30 AM.

Respectfully submitted,

Debbie Fulton

Debbie Fulton, CAM, CMCA, AMS, PCAM

Pinestone at Palmer Ranch Association, Inc.

Association Secretary