

**PINESTONE AT PALMER RANCH ASSOCIATION, INC.**  
**MINUTES OF HURRICANE IAN SPECIAL ASSESSMENT**  
**MEETING**  
**December 16, 2022**

**Call meeting to order:** The meeting was called to order at 10:00 AM by Dan Pittaro, manager of Pinestone at Palmer Ranch.

**Proper meeting notice:** The meeting was properly noticed in accordance with Pinestone at Palmer Ranch bylaws and Florida Statutes.

**Determination of Quorum:** It was determined there was a quorum. In attendance either in person or via Zoom were board members Rick Pluese, Frank Renda, Marty Port, Rocco Longo, Brian Fagan and Pete Sprague. Tony Fishetti was not in attendance.

**Manager's Report:** Manager Dan Pittaro said today's meeting will be solely to discuss and possibly ratify a special assessment of \$143 per unit to cover the expenses to clean up the property in the aftermath of Hurricane Ian and to restore those areas damaged by the storm. Owners who wish to speak during the audience portion are asked to limit their questions or comments to three minutes so that everyone who has a question or wishes to make a comment will have time.

**New Business:**

- Dan began the discussion by saying that the community was extremely lucky to have avoided any major damage considering the intensity of the hurricane. 90% of the damaged landscaping was cleared out by Saturday, three days after the storm. Kevin, with the help of Mo, cleaned up the soffit material that blew down from the carports. It was noted that none of their time or expense are included in the special assessment.
- Both the association attorney Kevin Wells and Progressive Community Management president Bill Sutton were consulted, and both agreed the board of directors had full power under emergency conditions to proceed with a special assessment.
- Dan itemized the costs included in the special assessment. \$6,500 is to repair the tennis court fence, \$12,000 is for the initial landscaping cleanup; \$4,500 is for the secondary cleanup, \$5,000 is for various roof repairs, \$1,050 is for restoring damaged lamp posts, \$1,531 is for the building 4 roof repair, and \$1,000 is for administrative costs for the two mailings. The first mailing was for the 14-day notice. The

second mailing, provided the motion passes, will be to mail out the invoice.

- Fine Cut, our landscape contractor, are to be commended for cleaning up our community first on their client list. Florida Southern Roofing is doing the roof repairs. Presidential Electric replaced the downed light posts. Best Facility Services repaired the tennis court fence and the carport soffits.
- John Morano questioned why the money wasn't taken out of the community reserves. Dan explained that most of the money in reserves is earmarked for specific projects for the individual buildings such as roofing, painting, replacing electric panels, and fire sprinkler risers. He also said that any money taken out of reserves would need to be put back. Marty Port said the reserve money is mandated by the state and must be maintained for that purpose. He also said that if reserves were used, the money would have to be repaid. Again, that would just be pushing the problem down the road.
- Dan said only the downed carport soffit panels are being replaced. We are not replacing the entire carport soffits.
- Dmitri Chilovich suggested that we should have a written hurricane preparation plan that includes taking down the wind screens in the tennis courts. He said we do have a general hurricane plan, but without seeing the damage that occurred to the tennis court fence, it would never have been anticipated. It wasn't noticed until after the fact, but the four fence posts that came down were all rusted completely at the base. Marty explained that neighborhood volunteers cannot be used to remove the wind screens because it would require going up a ladder to reach the clips. It would be an insurance liability exposure should anyone get hurt. A contractor doing the work would be required to have insurance.
- Dan thanked the many people who volunteered their time to help take in the pool furniture before the storm and helped put it all back after the storm.
- The question was asked if a claim was submitted to FEMA. The answer is no. FEMA claims are for disaster relief for total or near total destruction. A \$44,000 claim from a community valued at \$47 million would not be taken seriously. The \$6,000 for roofing included inspection costs.
- Elias said that the wind screens were taken down before a hurricane four or five years ago and there wasn't any problem with the insurance. Dan said that was because no one got hurt. Dan again said the four posts that came down were more because of their rusted condition than from the force of the wind. Marty said that even if volunteers signed a waiver of liability to take down the screens, the association would still be at risk if someone got hurt.

- A motion to approve the special assessment was made by Rick Pluese and second by Marty Port. The motion was approved by unanimous vote.
- With the motion approved, PCM will be mailing out a coupon for the payment. The due date for the payment is January 31<sup>st</sup>. Checks can also be dropped off at the office at any time. You can make your payment through the PCM portal, but the actual charge will not be posted to your account until the January 31<sup>st</sup> due date. The payment will appear as a credit until that time. If you are on autopay with Centennial Bank, this will not be automatically paid. You must make a separate payment.

**Meeting adjourned:** The motion to adjourn was made by Rick and seconded by Marty and was passed unanimously. The meeting was adjourned at approximately 10:31 AM.