

**PINESTONE AT PALMER RANCH ASSOCIATION, INC.**  
**MINUTES OF BOARD OF DIRECTORS SPECIAL MEETING**  
**February 7, 2023**

**Call meeting to order:** The meeting was called to order at 9:00 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 were board members Rick Pluese, Rocco Longo, Marty Port, Brian Fagan, Frank Renda, Pete Sprague and Tony Fischetti.

**New Business:**

- **Board vote on the purchase of umbrellas for the pool.** Rick discussed the purchase of 8 umbrellas and 13 tea tables to sit by the lounge chairs. Motion made by Brian Fagan, second by Marty Port to approved purchase at a cost of \$4,091. Motion passed unanimously.
- **Board vote for the purchase of 2 additional tables and 8 additional chairs for the pool.** Motion made by Rick Pluese, second by Marty Port to approved purchase at a cost of \$5,629. Motion passed unanimously.
- **Board vote on assessment of fine to Unit 527.** Guests have two dogs on property. Dan explained to the board that he met face to face with the owner before her guests arrived and advised her that her guests could not have two dogs on the property. She said she understood and said she would advise her guests accordingly. Despite the forewarning, the guests came with two dogs. He said he immediately emailed her pictures of the two dogs and gave a seven-day warning to cure the default or face a fine. He received no answer. He emailed again ten days later and told her a special meeting is scheduled for the following week, and the board would vote on issuing her a fine. Again, no response. At the time of the meeting the dogs were still on the property. A motion was made by Marty Port and second by Rick Pluese to assess a fine of \$100 per day assessed retroactively to the eighth day after the initial seven-day notice. This brought the fine to the maximum allowed of \$1,000. The motion passed unanimously.
- **Board vote on assessment of fine to Unit 622 for refusing to provide the office with a unit key.** Dan said he has been asking

the owner to provide the office with a key as required by the Pinestone Rules and Regulations for the past year. She repeatedly refused the request. He finally emailed her a seven-day notice to either provide a key or risk being fined. He advised her of the date of the special meeting, and that she would be on the agenda. No key was issued. He recommended to the board that they issue a fine, but offer to rescind the fine if a key would be provided within seven days. A motion was so made by Rocco Longo and second by Rick Pluese, and passed unanimously.

**Meeting adjourned:** The motion to adjourn was made by Rick and second by Marty and was passed unanimously. The meeting was adjourned at approximately 9:45 AM.