

PINESTONE AT PALMER RANCH ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
February 21, 2023

Call meeting to order: The meeting was called to order at 6:06 PM 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, Marty Port, Brian Fagan, Frank Renda, Pete Sprague and Tony Fischetti. Rocco Longo was absent.

Approval of Board Meeting Minutes:

- Annual Membership Meeting: January 17, 2023. There were no changes or comments. Motion to approve was made by Brian Fagan and second by Rick Pluese. The motion was unanimously approved.
- Special Board Meeting: February 7, 2023. There were no changes or comments. Motion to approve was made by Marty Port and second by Brian Fagan. The motion was unanimously approved.

Treasurer's Financial Report: Treasurer Pete Sprague said two CDs were rolled over at 4.5% interest. With rates rising, we expect to get 4.5% or higher with the next rollover. A question was asked if we use only one bank. Pete said the CDs are at Wells Fargo while the operating account is at Centennial Bank. He said we have approximately \$900,000 in CDs. Dan said we have a rolling schedule of maturity dates to constantly take advantage of rising rates.

Managers' Report: Everyone who is a year-round resident, whether owner or tenant, must be on the one call system for community alerts. If you do not get my messages, please see me immediately.

Here are a few reminders and tips for everyone:

- All owners must submit the Guest Registration form whenever a guest is staying in their unit, even if they are immediate family. And the guest must come to the manager's office and get a guest parking pass to place in the rear window of their vehicle.
- All cars parked overnight must have either a Pinestone parking sticker or a guest/renter parking pass on the back of their cars.
- Don't block up a walking path into someone's unit when parking in a guest spot. Be courteous and leave room for people to get in and out of their units easily.

- During the recent Piper fire sprinkler inspection, it was discovered that several units painted over their sprinkler heads. This is in violation of municipal regulations and will require the heads to be replaced. The heads are not for decoration! Do not paint them or hang anything off them. This could put your entire building at risk for either fire or water release.
- The waste baskets at the dog stations are for doggie waste only. Please do not throw any other trash in the receptacles. And PICK UP AFTER YOUR DOG!
- As a reminder, please do not leave your trash bags in the storage area when the compactor is out for emptying. Take your trash back home until it returns. As with the dogs, Kevin and I are not here to pick up after you.

Committee Reports: Secretary Marty Port said the Beautification Committee did a walkaround on January 20th and made several recommendations. They said many patios were dirty. The Pinestone policy is that the association cleans each patio once a year. Kevin is available to clean a patio for a \$50 cost to the owner. They said some units were using their lanai to store items. Marty said there is no rule prohibiting the storage, as so long as doesn't pose a health threat or a liability issue like a fire threat, the use is allowed. Sandbags behind unit 1315 have been removed, and the downspout on building 20 has been repaired. The committee recommended adding a walking path between buildings 22 and 26, and as requested will be reviewed by the board. The special events put on by the events committee have been well attended and fun. Kudos to the committee. As a reminder, all committees are required to elect a chairman in order to have recommendations be considered by the board. Recommendations should be submitted along with minutes of the meeting to be considered. It was also recommended that a summary of the rules of the community be prepared that could be left in the units for renters and guests. Marty offered to do the sheet. Dan said he has several forms that are given at the new resident orientation that could be combined.

Old Business

- Building 2 electric meter bank and main disconnect replaced Weds, 2.16.2023. That was the third building to be converted. From here there is a 42 week wait for the required materials. Our electrical contractor located one additional assembly, which will be used in case of an emergency.
- Fire sprinkler riser for Building 16 was replaced. Four buildings have been completed, leaving 22 to go. The work is fully funded through each building's reserves. Dan said he is working with Piper to get the rest of the buildings scheduled.
- Last of the pool furniture has been ordered. Approved at the special meeting Feb. 7th

New Business:

- No longer going to resurface pool. Tony advised the board that the pool was actually resurfaced in 2017. The work is generally good for 15 years. We are getting quotes to redo the pool deck surface with pavers. We have two

quotes and are getting two more, then a decision will be made if the board wants to proceed. We are also getting quotes to resurface the tennis courts.

Open Forum:

- Jerry Casey said he was aware that at one time Pinestone had a Lockdown Committee and said it might be good to revise it to help patrol the property after hours. Board member Frank Renda responded by saying he has been a resident here for 23 years. When he first moved here residents would volunteer their time to drive around the neighborhood around 11:00 PM and make sure everything was secure. Then a security guard was hired to patrol the neighborhood at night. Rick said he was on duty from 10:00 PM until 5:00 AM. He said if that is something the neighborhood is interested in the board can find out how much it would cost. Jerry also asked about the fact that there was supposed to be monitoring at the pool to go off if anyone enters afterhours. Rick said the monitoring company was charging us for the service, but he determined that the monitoring was not taking place so the service was cancelled.
- It was asked who will pay for the replacement of the sprinkler heads that were painted. Dan said the general policy according to the governing documents is that all costs related to the fire suppression system are to be shared by all owners of the building. However, the board will decide if the costs will be assessed to the individual owners.
- Lillian Stevens said she has observed people playing by the amenities areas after dark and was concerned that Pinestone could have a liability exposure. Dan told her he would check with our insurance agent and report back at the next meeting. She asked what the procedure was to address people who break the rules. Dan explained he first contacts the party and advises them they have broken the rules with a certain activity. If the behavior repeats he will give them a seven day notice to stop. Then it could go to the board for the assessment of a possible fine. He said at the special board meeting earlier in the month two fines were issued. One was for \$1,000. The other was given a \$100 a day fine with the ability to cancel the fine if a key was produced within seven days, which it was.
- Rick said we are looking into expanding the capacity of the video recording system to increase the potential number of cameras from 16 to 32, and to make them high definition.
- Tony Steyer said he recently saw people sitting in the spa drinking wine, and asked what was the rule for eating and drinking by the pool and spa. Dan said the state regulation is that all food and drink must be at least 5 feet away. This information is on the pool sign. He asked Tony if they had glass and Tony said no.
- Linda Guesnet inquired about the status of the update to the Rules and Regulations. Dan said he and Julie Wallace were in the process of finalizing the owner directory, and then work would continue on the rules update. He said he has the recommendations from the Rules Committee, and he has made his own corrections. However, the rules update will take

a long time to complete because each change has to be fully written out. Regarding the directory, he said there will be both paper versions as well as it being uploaded to the owner section of the Pinestone website.

Meeting adjourned: The motion to adjourn was made by Rick and second by Frank and was passed unanimously. The meeting was adjourned at approximately 6:45 PM.