

PINESTONE AT PALMER RANCH ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
July 18, 2023

Call meeting to order: The meeting was called to order at 6:00 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 either in person or via Zoom were board members Rick Pluese, Brian Fagan, Frank Renda, Pete Sprague, Rocco Longo and Tony Fischetti. Marty Port was absent.

Approval of Board Meeting Minutes: Minutes for Board Meeting May 16, 2023 was discussed. Motion to approve as presented was made by Rick Pluese and second by Brian Fagan. The motion was unanimously approved.

Treasurer's Financial Report: Treasurer Pete Sprague said two CD's matured this past month. One was for \$150,000 and the other was for \$169,000. The \$150,000 CD was renewed for a year, since we locked in the rate of 5.25%. The \$169,000 CD was renewed for six months at 5.3%. Pete added that as long as the Federal Reserve keeps raising rates, *we are golden.*

Managers' Report: The big news to announce is that the pool decking is complete, and it looks beautiful! He said he was sure there will be pictures in the Patter and on the Pinestone Face Book page. They did the project in three weeks as promised. And as Pete pointed out, they worked in 103-104 degree heat index days the entire time. They did a fantastic job. There was a major cleanup of sand required in the pool, but it is all done. There is a problem with the circulation pump for the spa, which required us to close the spa. We filed a warranty claim with the manufacturer. Hopefully it will be done soon. We have been joking around here that you would get in the spa to cool down, since the heat index of the air is actually hotter than the spa water!

I still have plenty of printed directories. If needed, we will do a second printing. And if you are looking for a specific person's contact information, you can always look up the information on the online directory.

It is very important to have your HVAC system serviced to maintain maximum efficiency in this extreme heat. If you are not here, your air conditioning should be set at a maximum 78 degrees to avoid condensation buildup which can lead to mold in the unit. If someone is watching your unit in the summer, be sure they check the internal temperature and humidity. It is a good idea to put a cup of vinegar down the line once a month to help prevent clogging. Please review my summer closing checklist for this and other helpful tips. It is available online or in my office.

Most forms requested by insurance companies can be downloaded from the website. These forms include wind mitigation reports, fire sprinkler and fire monitoring letters. Go to the Community Information page, then to forms and applications. Wind Mitigation reports are under their own page on the website.

Our insurance policy renews the end of October. We usually get an estimate about 60 days out, which would be the end of August. We do not get a firm quote until 30 days from renewal. Last year our initial estimate was approximately \$240,000, when the final cost was \$283,000. So all bets are off until you get the final cost.

Committee Reports: No committee reports were presented. As Dan mentioned earlier, Marty and his wife Sue are vacationing in Alaska.

Old Business

- As previously discussed, the pool deck work is complete. The comments have been universally positive. Dan gave a special thanks to anyone who helped to either take out of put back the pool furniture. It was no small task since everything on the deck had to be removed, including furniture, plants, and the grills.
- We recently took delivery of enough electrical main disconnect switches and meters to do 12 buildings. In the next two weeks, Majors Electric will come to the property and do an evaluation of which buildings need to be done first. Rick and Dan did their own evaluation last year while working on the budget but will leave it to the professional's judgement.

New Business:

- The first item of new business is the replacement of the 9 lights on the tennis courts. The main reason they need to be replaced is that they pose a safety hazard, since all the bases of the poles are severely rusted. Rick said we got two proposals for the work. The first bid was \$98,000 and was rejected. We got a second bid from Synergy Lighting, who is the company that replaced the pool lights a couple of years ago. Their bid was for \$40,000 and will be voted on tonight. The funding is through a line item in the reserves. Board member Tony, a retired electrician, confirmed that the quote was all inclusive, and that the poles are made of rust-proof fiberglass similar to the pool lighting. A motion to approve the contract with Synergy Lighting was made by Pete and second by Rick. The motion was unanimously approved.
- Discussion was held for the purchase of one table and four chairs to go under the pool canopy, one table for the back of the pool deck, and three barstools to be placed at the outside bar in the pool. Dan pointed out the table and four chairs will be similar to the heavy duty sets already under the canopy. The lone table is a round umbrella stand table to go with four mesh chairs that we already have. The purchase will be funded by the pool furniture reserve line item. A motion to approve was made by Frank and second by Rick. The motion was unanimously approved.
- The last item on the agenda was a discussion to raise the application fee for rentals and sales from \$100 to \$150 per application. The current \$100 fee

has likely never been raised since its inception. Our association attorney advised us that the maximum application fee for sales and rentals is \$150. We are proposing making the change effective January 1, 2024. A motion was made by Rick and second by Brian. The motion was unanimously approved.

Open Forum:

- Board member Tony asked if it was possible to charge a new owner fee. Dan said that question was the reason we contacted attorney Kevin Wells in the first place. Kevin advised us that condo associations under Florida statute 718 are not permitted to charge a capital assessment fee. That is when he advised us the maximum application fee was \$150.
- Roseann Buglione brought up the subject of the milestone inspection requirement. Her understanding was that condo associations were required to have 100% of the building values in reserves. This is not the case. Dan said if that were the case, Pinestone would be required to have \$47 million in reserve. He further explained that with all reserves, the basis should be 100% of the replacement cost, reserved over the useful life of the asset. The amount needed in reserves at any point in time is then adjusted by the remaining life of the asset. Dan advised her that he is well aware of the inspection requirement, and that he has been to several educational events on the subject already. He said the way the law is presently written, the three-story buildings in Pinestone will be subject to an inspection by January 1, 2025. He said 19 of the 26 buildings in Pinestone are considered three stories and therefore subject to the inspection. There are two studies that will be needed. One is an analysis of the reserves and the other is a structural analysis of the buildings. Patricia Staebler, who does our reserve studies, is qualified to coordinate both studies. Neither inspection will be an issue, but will be a required expense.

Meeting adjourned: The motion to adjourn was made by Rick and second by Frank and was passed unanimously. The meeting was adjourned at approximately 6:28 PM.