

PINESTONE AT PALMER RANCH ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
September 19, 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, Marty Port, Rocco Longo and Tony Fischetti.

Approval of Board Meeting Minutes: Minutes for the Board Meeting July 18, 2023 was discussed. There were no corrections or changes needed. Motion to approve as presented was made by Tony Fischetti and second by Frank Renda. The motion was unanimously approved.

Treasurer's Financial Report: Treasurer Pete Sprague said he rolled a \$100,000 CD for six months on August 8th. The interest rate was 5.25%. A second CD for \$77,000 was renewed on September 12 for either 5.25% or 5.3%. It was renewed also for six months. That was it for the month. He said short-term rates are staying up in the 5% range.

Committee Reports: No committee reports were submitted to Marty this month. Dan asked RoseAnn Buglione to report on upcoming Social Committee activities. She said we have the Awesome Breakfast coming up in November. We have the Oktoberfest event on September 23rd. The signup sheet is in the library. Dan extended a big thanks to Betty Lorenzo, who has worked tirelessly all summer planning numerous events and activities for the year-round residents. RoseAnn agreed that it was great for the year-round residents to have so many different activities, which never occurred at Pinestone in the past.

Managers' Report: Summer is nearly over, and with that should be the beginning of the beautiful Florida fall season. Temperatures should be a bit lower, nights will be cooler, and abundant sunshine will follow. Be sure to schedule your fall HVAC service now. Most companies have a 60-to-90-day scheduling backlog, so don't delay.

We have a new maintenance person that Dan introduced in this month's Patter. Yondris Estevez Rodriquez, or Yon for short, has been with us for three months now. He is a multi-talented and highly skilled mechanic. Since he has been here, he has done projects that previously required Pinestone to hire plumbers, electricians, carpenters, and paving contractors. As an example, in August he did the asphalt repair in front of buildings 12 and 13 that could have cost the neighborhood over \$18,000 for \$1,200 in materials. This week he eliminated trip hazards in front of

building 18 and will continue through the neighborhood in the fall. Most importantly, one of the units he did was for an entrance to a unit occupied by a woman who is handicapped and made the entrance safe for her entry. He saved us \$1,500 doing a carpentry project that would have required moving a fire sprinkler head and engaging an overnight fire watch. He built a concrete ramp up to the new pool pavers at the north pool gate that eliminated a severe trip hazard. And he resolved a roof leak and did a large cutout and replacement of sheetrock in a unit. In short, he is a talented, hard worker who has added much to the neighborhood.

Over the course of the next month, we will be replacing the fire sprinkler risers in buildings 2, 11 and 13. Residents in these buildings will be notified in advance. The domestic water supply will not be affected. The projects will be funded by reserve money in each building.

There are many copies of the 2023 resident directory in my office. Stop and get yours when you return to Pinestone.

The football season is in full swing. Join the crowd Sunday and Monday nights in the theatre and watch the games on the big screen.

Old Business

- Rick provided an update on the tennis court lighting. He said we are waiting for the poles to come in and are expected the beginning of October. By mid-October the work should begin. Once the lights are completed, we will have the tennis court resurfaced if the weather holds up. The temperatures need to remain in the 60's to 70's to do that work. If not, we will have to wait until late spring. Dan mentioned again that the reason the tennis court lighting needs to be done is that the bottom of the 9 light posts are all rotted out and are a safety hazard. Not only is the lighting technology archaic but the poles are becoming increasingly dangerous. He added the tennis court surfacing hasn't been done in a long time, and people are using the courts nearly every day. The courts will be shut down for three weeks to replace the lighting.

New Business:

- The first item of new business was the possibility of terminating the landscape contract with Fine Cut and bringing the work in-house. Fine Cut has been the landscape contractor for three years. Best Industry Services, a general contractor who has done a lot of work in the neighborhood, has a lawn cutting crew that would do all the grass cutting. We would be paying only for cuts as needed instead of a guaranteed twelve month fixed contract. In the wintertime the grass only needs to be cut every other week, which will save a little money. TruGreen would do the fertilizing and lawn pest control. The balance of the work would be done by a proposed second full time maintenance worker, someone Dan has worked with for over a year and recommended to the board. He would be doing the trimming, edging and hedge work. He is a master finish carpenter and like Yon is a multi-talented mechanic. With the landscaping work we would be paying the labor cost of

course and would be buying the material at cost. If he is brought in, between he and Yon, we would be capable of doing roughly 90% of all projects needed to be done in Pinestone. The only work we would need to hire outside contractors would be for complex mechanical work like the electrical main disconnect switches or the fire sprinkler riser replacements. Steve Gartenberg asked what the cost would be to pay the second maintenance worker versus what we pay Fine Cut. Rick responded by saying we have a \$75,000 annual budget for lawn maintenance. The salary would come out of the lawn maintenance budget line item, as will the cutting and the fertilizing. We are fortunate to hire both workers through Best Industry Services because they are allowed to use power tools under Best Industry's insurance. Kevin was not permitted to use any power tools under our previous insurance coverage. Also, Rick explained that by doing the trimming work in-house we are gaining an extra 1,072 man-hours of labor at the same cost versus the manpower that Fine Cut was providing. That is huge for getting special projects done around the community. Their works comp is covered by Best Industry Services. Dan said the extra manpower gives us a lot of flexibility in performing many special projects. He gave the example that it used to take Kevin all summer to power wash the patios because he could only do a couple at a time before having to go back to his routine cleaning work. With a second worker we can dedicate one man to do the power washing and still have the other worker stay on the regularly scheduled work. A question was asked what equipment will we need to purchase. Rick said we already have a trimmer and will just need to purchase an edger and a weed whacker. They will cost approximately \$600 each. A motion to terminate the landscape contract with Fine Cut, hire Best Industry Services to do the lawn cutting, hire TruGreen or another licensed contractor to do the fertilizing and pest control, and hire a second maintenance person full time was made by Rick Pluese and second by Marty Port. The motion was approved by unanimous vote.

Open Forum:

- A question was asked when will the change be made. The second maintenance person will start October 2nd. Fine Cut will continue until the middle of October.
- Board director tony Fischetti asked what became of the issue of the handrail being taken down in front of a unit. Dan said the owner had the handrail reinstalled. He said he checked it out and was properly secured.

Meeting adjourned: The motion to adjourn was made by Rick and second by Pete and was passed unanimously. The meeting was adjourned at approximately 6:29 PM.