

BOARD OF DIRECTORS MEETING
PINE RUN CONDOMINIUM ASSOCIATION, INC.
Thursday, September 25, 2014
8:30 AM Pine Run Club House
AGENDA

- I. Call the Meeting to Order.
- II. Determination of Quorum.
- III. Proof of Notice of Meeting.
- IV. Resignations and Appointments.
- V. Approval of Minutes of July 24, 2014
- VI. BOARD REPORTS
- VII. OLD BUSINESS
 - a) Bamboo clean up and replanting
 - b) Utility bills (electricity, water/sewer)
 - c) Unit 767
- VIII. NEW BUSINESS
 - a) Tree removal 700's
 - b) Request by owner unit 360 for bamboo removal
 - c) Emergency contact procedure
 - d) Discussion of Revisions to Rules and Regulations Pg. 9-16
- IX. PUBLIC COMMENT
- X. ADJOURNMENT

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
PINE RUN ASSOCIATION, INC.
THURSDAY, SEPTEMBER 25, 2014
8:30 A. M.**

Present: Pat Foley, President, Shelley Wheeler, Treasurer, (via telephone), Peter Campanelli, Secretary, Tom Foley, Director, (via telephone), and Kathleen Koski, Directors, Jim Kraut for Management and owners in the audience. Absent: Gretchen White, Vice President and Keenie Bugengagen, Director.

The meeting was called to order by the President, Pat Foley, at 8:31 A.M. in the Clubhouse, a quorum being present. Proof of Notice of Meeting was given with Notice and Agenda posted at least 48 hours in advance. All motions at this meeting were unanimously passed with all Directors present voting in favor of the motion, unless otherwise noted.

Resignations and Appointments: The President announced that Gretchen White has resigned from the Board.

Reading/Approval of Minutes of the Board of Directors Meeting of July 24, 2014: MOTION was made by Kate Koski and seconded by Peter Campanelli to approve the minutes of the Board meeting of July 24, 2014, as presented.

MOTION PASSED.

BOARD REPORTS

Vice President: No report.

Secretary: Peter Campanelli reported that there has been one sale and four rentals since July 1, and 16 sales and 23 rentals so far this year.

Directors: Kate Koski reported that 1). The new blinds have been installed and look great. 2). The Social Committee is still looking into acquiring a chairlift for the clubhouse. Ms. Koski will be contacting the County about the possibility of applying for a Grant for the chairlift and the removal of invasive plant species.

Maintenance: Tom Foley read his report, which is attached and made a part of these original minutes. A tree was removed at the entrance to Units # 707, # 709 and #711. Kate Koski stated that the area behind the 700 Building is looking much better.

President: Pat Foley reported that 1). The Workers Compensation filed against the Association has been dropped. 2). She continues to contact Verizon about honoring their commitment to install free wifi in the clubhouse. 3). Unit # 129 has been rebuilt. 4). Gretchen White was working with Hoskins to provide a quote for fertilization and pest control of the landscaping. A representative from Hoskins Pest Control will be invited to the October Board meeting to explain what the proposal would include. 5). A total of \$8,368 has been added to the reserve from the Capital Contribution Fund. 6). The electrical costs for the recreation building was very high last month and needs to be monitored. 7). Unit # 141 has not sold. 8). The work behind the 700 Building is progressing nicely. 9). The Drivers, owners in the Association, are recovering well and should be down in November.

Treasurer: MOTION was made by Peter Campanelli and seconded by Kate Koski to accept the audit proposal from Dowd, Whittaker and Associates at the same price as last year.

MOTION PASSED.

UNFINISHED BUSINESS:

- a. Bamboo Cleanup and Replanting: Covered.
- b. Utility Bills, (electricity, water/sewer): the water bills in Section II in Units 119-141 and 122-132 are still high. Owners need to check their units for running water. The charges for the electric meter that powers the small pool are very erratic. Management will contact FPL to ask that the meter be checked and to determine what items are being powered by that line.
- c. Unit # 1767: If the charge for the louvers is not paid by tomorrow, the Association's attorney will be instructed to seize the rent.

NEW BUSINESS.

- a. Tree Removal # 700 Building: MOTION was made by Tom Foley and seconded by Peter Campanelli to approve the proposal from Jim Bear to remove the pine tree in the # 710-712 courtyard, at a cost of \$1,200.

MOTION PASSED.

- b. Request by Owner of Unit # 360 for Bamboo Removal: MOTION was made by Peter Campanelli and seconded by Kate Koski to approve the request from the owner of Unit # 360, to remove bamboo behind her unit, at her expense and using a licensed and insured contractor. The owner will provide the insurance information to the Association's management company.

MOTION PASSED.

- c. Emergency Contact Procedure: The President read the draft of the proposed Emergency Contact Procedure.

MOTION was made by Kate Koski and seconded by Peter Campanelli to approve the Emergency Contact Procedure, as amended.

MOTION PASSED.

Tom Foley and Shelley Wheeler were excused at 9:48 A. M.

- d. Discussion of Revisions to Rules and Regulations: The Board reviewed pages 9-15 of the proposed rules and regulations with the exception of parking, keys to the clubhouse and bird feeders, which will be discussed at the October Board meeting.

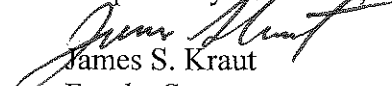
OWNER COMMENTS: 1). The removal of the storage area at the Unit # 363 carport will be completed in November. 2). The Sarasota County Water Quality Report will be added to the website. 3). Can the owners have separate water meters installed? 4). The landscapers need to remove the dead palm fronds laying on the ground.

MOTION was made by Peter Campanelli and seconded by Kate Koski that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 10:56 A. M. The next scheduled meeting of the Board will be held on October 23, 2014, at 8:30 A. M. in the clubhouse.

Respectfully submitted,



James S. Kraut
For the Secretary

Maintenance Report 9/25/14

- ✘ The drainage swales have been cleared. Tree roots presented the biggest problem.
- ✘ By now some of the areas should have been seeded with bahia (whatever that is).
- ✘ Section III fence and gate repair has been completed. It took over 500 pickets and 30 2X4s, along with some new hinges and locks.
- ✘ The small pool bathrooms have been rehabbed and painted. The floors will be painted shortly when the laundry room floors are done.
- ✘ We are conducting a safety inspection of all balconies and will make repairs where needed. 129's has already been rebuilt along with the gutter. Some other repairs were performed on this unit and received kudos from the owner.
- ✘ The large pool has been rehabbed (pressure washed, wood deck and fence painted, pavers sealed, new life ring, new rope, etc.) with the exception of the pool surface. That has been budgeted for this year.
- ✘ Two more irrigation valves were installed in Section II.
- ✘ We have a new plan for the puddle that forms in front of Building #9. We cannot go in the easiest direction with the Miami gutter because there is buried electrical conduit under the surface.
- ✘ The stair rail in Building #8 has been repaired.
- ✘ Over the next month the pickle ball courts will be painted.
- ✘ Parking bumpers are next on the list along with marking the additional new parking spots we identified in April.
- ✘ We will also be repairing some of the broken curbing in Section II.
- ✘ Unit 717 is an ongoing project as well as the decking and fascia of 713