

**BOARD OF DIRECTORS MEETING
PINE RUN CONDOMINIUM ASSOCIATION, INC.
October 22, 2015
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 September 24, 2015**
- VI. BOARD REPORTS**
- VII. OLD BUSINESS**
 - a) Unit 364 Collier and rocks**
 - b) Update Copeland Arch Modification Request**
 - c) Grant proposal**
 - d) Budget update**
- VIII. NEW BUSINESS**
 - a) Arch Request 713, 137, 115**
 - b) Unit 366 occupancy**
 - c) Tree removal**
 - d) Unit 364 complaint**
 - e) Unit 217 overgrowth and fence repair**
- IX. PUBLIC COMMENT**
- X. ADJOURNMENT**

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
PINE RUN ASSOCIATION, INC.
THURSDAY, OCTOBER 22, 2015
8:30 A. M.**

Present: Pat Foley, President, (via telephone), Keenie Bugenhagen, Vice President, Owen Hodge, Treasurer, Kip Kellogg, Kathleen Koski and Chris Saffici, Directors, Jim Kraut for Management and owners in the audience. Absent: Peter Campanelli, Secretary.

The meeting was called to order by the Vice President, Keenie Bugenhagen, at 8:30 A.M. at 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.

The President noted that the Notice and Agenda were posted on the new bulletin boards.

Resignations and Appointments: None.

Reading/Approval of Minutes of the Board of Directors Meeting of September 24, 2015: MOTION was made by Chris Saffici and seconded by Owen Hodge to approve the minutes of the Board of Directors meeting of September 24, 2015, as presented.

MOTION PASSED.

BOARD REPORTS

Maintenance: Kip Kellogg read his report, which is attached and made a part of these original minutes. The new door locks will be installed before the next meeting.

Tom Foley: The new "trash" pump was ordered and a refund for parts purchased elsewhere was \$882.62. The supervisor evaluation form has been sent to the Board members for review. A new railing has been installed for Unit # 306. Work on Unit # 125 should be charged to Building Restoration Reserve in Section II. The clubhouse and Building # 7 drawings have been reviewed by Keith Hagan. Work will begin on clearing vegetation from inside the pond.

Directors.

1. Chris Saffici reported that he has met with representatives from Florida State Roofing and toured the property. A map will be provided to the contractor for better understanding the property. There are areas where access to the roofs will be an issue. Roof estimates will be based on replacement priority.
2. Kate Koski: There will be a Social Club yard sale on February 6; a storage pod is needed to hold large items for the sale.

MOTION was made by Owen Hodge and seconded by Kip Kellogg to approve the placement of a 5 x 8 x 6 storage pod at the recreation area parking lot in the least conspicuous location. The cost for the pod will be paid by the Social Club.

MOTION PASSED.

Management will send authorization forms to nine new owners, so that the Association can update their records. More "No Smoking" signs need to be purchased and installed.

Secretary: Peter Campanelli: No report.

Vice President/Landscaping: Keenie Bugenhagen read her report which is attached and made a part of these original minutes.

Treasurer: Owen Hodge read his reports, which is attached and made a part of these original minutes.

MOTION was made by Kate Koski and seconded by Chris Saffici to move the new website to Weebly, as soon as possible.

MOTION PASSED.

President: Pat Foley reported that 1). The louvers at Units # 308 and # 703 need to be done. Kip Kellogg will arrange the work. 2). Management move charges for GML Coatings, as instructed. 3). There is an object stored under the stairwell of Unit # 366 that appears to belong to Unit # 364. The Fire Marshall will be contacted.

UNFINISHED BUSINESS

- a. Unit # 364 ARC: MOTION was made by Kate Koski and seconded by Chris Saffici to refer the ARC violation for unauthorized rock placement to the Association Compliance Committee, as soon as possible.

MOTION PASSED.

- b. Update Copeland ARC Modification Request: The neighbor has provided the written approval that was required, so the project may proceed.
- c. Grant Proposal: Keenie Bugenhagen read her report. Owner's signatures are being obtained for the application, and the W-9 has been filled out. Kate Koski reported that photographs of invasive plants will be uploaded to the website. An eradication program is being developed. The Grant application must be submitted by November 3.

MOTION was made by Kate Koski and seconded by Owen Hodge to submit an application for a County Grant for invasive plant eradication for a maximum cost of \$11,000, with up to \$5,500 worth of the costs to come from the Association.

MOTION PASSED.

- d. Budget Update: MOTION was made by Kip Kellogg and seconded by Chris Saffici to mail the proposed budget to the ownership to be voted on by the Board at the November Board meeting.

NEW BUSINESS:

- a. ARC Modification Request Unit # 115, 137, 713: MOTION was made by Kip Kellogg and seconded by Owen Hodge to approve the ARC request from Unit # 713, as presented.

MOTION PASSED.

MOTION was made by Owen Hodge and seconded by Kip Kellogg to approve the ARC request from Unit # 137, to remove the lanai tile, as presented.

MOTION PASSED.

MOTION was made by Kip Kellogg and seconded by Owen Hodge to approve the ARC request from Unit # 115, to update bathrooms, as presented.

MOTION PASSED.

(For: Bugenhagen, Foley, Hodge, Kellogg, Saffici. Abstain: Koski).

- b. Unit # 366 Occupancy: A lease application for occupancy has been denied by the Board because the owner is delinquent in maintenance fee payments. The unit has been occupied without authorization. The President will send a letter to the owner outlining the violations including: occupancy without approval, having a motorcycle and kayak storage. There is also a concern that the lock to the front door has been changed.
- c. Tree Removal: MOTION was made by Keenie Bugenhagen and seconded by Chris Saffici to ratify the expense of removing three pine trees behind Unit # 714, at a cost of \$3,000.

MOTION PASSED.

The Landscape Committee is concerned about the health of other trees and wants to make sure that a fertilization plan is in place to keep them healthy.

- d. Unit # 364 Complaint: A complaint was received by the Florida Commission on Human Relations. The Association's attorney will reply.
- e. Unit # 217 Overgrowth and Fence Repair: The owner has agreed to remove the tree at his expense.

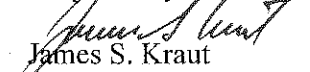
Public Comment: 1). Kip Kellogg will look at closing the fence and gate area on the East side of the property.

MOTION was made by Chris Saffici and seconded by Kip Kellogg that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 10:23 A. M. The next scheduled meeting of the Board will be held on Thursday, November 19, 2015, at 7:00 P. M., in the clubhouse.

Respectfully submitted,


James S. Kraut
For the Secretary

Maintenance Report September-October 2015

Addressed some resident concerns from last month's meeting. Cleaned up the front of the work yard. Removed the cement drain sticking up on the shell path near the tennis courts. Moved remaining parking bumpers from the parking lot. Still working on charging the batteries and moving the lift from the clubhouse lot to the other side of the lot.

*Flooding control in the 100's and the 200's on Sept 29. New pump has arrived

*Stair repair at 244

*Large tree removed in Section 3

*Cedar wall replace at 701

*Section 2/3 light sensors replaced

*Roofs cleared in the 100's

*Tore off and replaced gutter, rotted wall, ceiling and fascia board at 302

*Concrete repair outside the clubhouse

*Fountain pump cleaned. Currently pricing a new replacement

*Irrigation issues addressed outside 300,311,356, and 701

*Front gate fixed at 221

*Pool lights fixtures retrofitted. Waiting for inspection to test

*Mailbox area prepped. Still need to address grass, shells, and painting curbs

*Rotten wood replaced inside the courtyard of 710

*Electrical short fixed outside 119

*Carpet removed from the gym awaiting the arrival of the new floor

*Found and fixed a water leak from the gym into the work yard

*Currently working with landscaping and maintenance crews on ideas and bids to update the area to the west of the tennis courts. Will also address the path, drainage, and the slope of the cement sidewalk

LANDSCAPING REPORT OCTOBER 2015

It has been a very busy time in the landscaping department. We unfortunately had to remove three slash pines from behind Unit 714. One of the trees was dead, and the other two were infested with beetles and other insects and were too far gone to be saved. Because cutting the live trees attracts more beetles, three nearby slash pines were treated by Hoskins to hopefully prevent losing any more of these desirable trees. All three trees were removed by Jim Bear. Will Strickland, the horticulturist from Gardenmasters, came to look at the trees before we cut them down. He concurred with our decision to remove them, and to treat the other trees. Jim also trimmed a palm while he had his equipment here. One of the trees we treated is endangered by a confederate jasmine which has wound itself around the tree, and is growing up into the crown of the tree. Our maintenance crew will cut out a section of the jasmine, and I will ask the landscapers to spray it to try to kill it to save the pine.

Gardenmasters applied a granular turf fertilizer along with their monthly inspection and treatment. Brinker and Wilson, the landscapers, have been very busy mowing, trimming and treating for weeds. They have also hedged the bamboo, and trimmed the large canes from the travelers palms, many of which were posing a danger in the event of a storm.

Kate and I have been busy continuing the work on our grant to remove Category I and II invasives from a portion of our grounds. I have been in contact with a number of companies who specialize in habitat management to get bids on this work. It is proving to be very educational. We are meeting with the grant manager on the 30th to go over our application. The application is due Nov. 4th. We are currently asking residents to show their support for the project by either signing their name to a grant signature sheet, by writing a note, or sending an email. A number of other people have lent their support: Pat signed us up for the Neighborhood Association Directory, Michelle at Keys Caldwell completed the W-9, and Owen is putting information about invasives on the new website. We appreciate the help of the community. I am attaching a map showing the area that has been earmarked for Phase I of this project. We will need to maintain this area once the work is done to prevent regrowth. The removal of these plants and trees will allow our native species to flourish, will save landscaping manpower, and enhance the ecological health and appearance of our community.

Woodland Pl

Pine Run Dr

Rd



LANDSCAPING PROJECT NEEDS YOUR HELP!

The Pine Run Landscaping Committee is submitting a proposal for matching grant funding from Sarasota County to eliminate exotic and invasive species of plants and trees that are choking out our lovely landscape. **You can help by showing your support for this project.**

Why eliminate exotic and invasive plants?

Exotic plants are those that have been brought in from other parts of the world and are not native to Florida. Many of these exotic plants have become invasive, overtaking and strangling healthy native vegetation. Because of their rampant growth, they require excessive amounts of landscaping and expense to keep them under control. They also prevent native vegetation from growing and can become a fire hazard.

Here in Pine Run, we actually have more to take care of than we can afford. Eliminating invasive and exotic plants will allow native species to flourish with much less landscaping intervention. A native plant community is the most economical way to maintain our beautiful environment.

What is the Project?

Because invasive species are such a problem state and county wide, Sarasota County has set aside money to help communities such as ours to get rid of these dangerous and undesirable plants.

The target area for this phase is the entryways to all three sections of Pine Run. Clearing and beautifying the entryways benefits the whole community by enhancing property values and assuring the health and safety of our natural environment.

Community Support

A critical factor in the County's decision to award grant money is the support of the entire community. Please show your support by one of these methods:

- Sign your name on the signature sheet that is being circulated.
- Email either Keenie or Kate with a short note of support:
- Write a short note and send to Keenie or Kate at the address below.

Please include your name and address.

Keenie Bugenhagen: bugenhagen@msn.com; 966-0769; 131 Woodland Pl.

Kate Koski: koskikm@gmail.com; 400-9192; 115 Woodland Pl.

- Preferred Deadline: Wednesday, October 28
- Absolute Deadline: Monday, Nov.2

Pine Run Association Treasurer Report October 21, 2015

Sarasota County Grant To Remove Invasive Plant Species

The application for the Sarasota County grant includes a statement of financial burden. Please have a look at the attached draft. Let me know what you think.

Pine Run Financial Spread Sheets

I have been composing a set of spread sheets to assist us in preparing budgets and analyzing financial data. Of course Keys-Caldwell already has these important tools. My goal was to have them available so we will have the convenience of getting quick information whenever we are considering financial options. I am very confident about the accuracy of the Pine Run Treasurer spreadsheets but for sure any calculation will have to be confirmed by the Keys-Caldwell system before we make final decisions.

New Pine Run Website

Dren Geer, after a ten year stint, has asked that someone else take over management of the Pine Run website. I have agreed to take on the responsibility. I am enthusiastic about making the website work for us, and committed, like Dren, to the long term of providing continuity of website management. As treasurer, I think it is important to offer financial transparency to our association members. An upgrade on our website will make this easy to accomplish. The same thing goes for providing a lively community hub for all kinds of Pine Run information and activities.

The software we have been using on our current Godaddy website is no longer available. No matter what, we have to make some changes. My daughter Zina, in Sarasota, is an expert at website development. After considerable research, we set up a demo website through a different provider, Weebly. Board members have been evaluating the demo site for the past week. The reception has been uniformly positive. The cost of a website is about the same for Godaddy (\$8.00/month) and Weebly (\$8.29/month). To get that low rate at Weebly we would commit to a 2 year contract. Very reasonable. If we make the switch, our domain name will be transferred to Weebly. Nobody needs to learn a new web address. Dren Geer has already notified Godaddy of this possibility. The transition would be seamless and quick. We have about 2 years left before we need to renew our domain name. When that comes up it will cost about \$20 a year. As budgets go, no big deal.

If the board approves, I think we should move our website to Weebly as soon as possible.

Statement Of Financial Need For A Matching Grant From Sarasota County For Removing Invasive Species

From:

Pine Run Condominium Association
300 Blackburn Point Rd.
Osprey, Fl. 34229

The Pine Run Condominium Association is committed to preserving and maintaining the rich bio-diversity of native Florida plant types on our property. Our 2015 budget provides over \$91000 for grounds maintenance, pest control and tree removal. The budgeted amounts are almost all for regular monthly services. This year we have been confronted by infestations of beetles and termites in some of our pine trees. Removal costs in the past month alone have been about \$3500 and we doubt we have seen the end of this.

We are aware that we now have very aggressive outgrowths of Brazilian pepper and other invasive trees and plants taking over sections of our common area. We cannot effectively deal with this new development and stay within our 2016 budget. A high percentage of Pine Run owners are retirees living on fixed incomes. We want to avoid causing them unanticipated financial stress. We do have association members who will be willing to pitch in to do some of the necessary landscape work related to controlling the invasive plants. We are also willing to put up the money to be matched by a Sarasota County grant. Working together, Sarasota County and the Pine Run Condo Association can effectively control the potential serious despoliation.

Owen Hodge
Treasurer: Pine Run Association