

**BOARD OF DIRECTORS MEETING
PINE RUN CONDOMINIUM ASSOCIATION, INC.
October 26, 2017
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. Meeting Decorum**
- V. Resignations and Appointments**
- VI. Approval of Minutes of , September 28, 2017**
- VII. BOARD REPORTS**

- VIII. OLD BUSINESS**
 - a) Lighting grant update
 - b) Parking

- VIII. NEW BUSINESS**
 - a) Termite inspection contract for buildings G&H
 - b) Landscaping contract
 - c) New employee
 - d) Water drainage
 - e) Irma update/assessment

- IX. PUBLIC COMMENT**

- X. ADJOURNMENT**

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
PINE RUN ASSOCIATION, INC.
THURSDAY, OCTOBER 26, 2017
8:30 A. M.**

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

The meeting was called to order by the Vice President, Kip Kellogg, at 8:31 A.M. at the clubhouse, a quorum being present. Proof of Notice of Meeting with Notice and Agenda was 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.

Meeting Decorum: Owners were reminded to raise their hand to be recognized, address all comments to the Chair and to limit comments to 3 minutes on any agenda item.

Resignations and Appointments: None.

Reading/Approval of Minutes of Previous Meetings: MOTION was made by Owen Hodge and seconded by Kate Koski to approve the minutes of the Board of Directors meeting of September 28, 2017, as amended.

MOTION PASSED.

BOARD REPORTS

Secretary: Peter Campanelli presented the proposed format for the updated rules and regulations as created by Kate Koski, for review.

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

Directors.

Kate Koski: Deferred.

Tom Foley: Agrees with the Treasurer that a special assessment is needed to address expenses associated with Hurricane Irma damage.

Mike Wilder: The order has been placed for the new merchandise, which should be arriving shortly.

President: Kip Kellogg read Keenie Bugenhagen's report, which is attached and made a part of these original minutes.

Maintenance: Kip Kellogg read his report, which is attached and made a part of these original minutes.

UNFINISHED BUSINESS

- a. Lighting Grant Update: Kate Koski reported that the Association's lighting grant submittal was approved at the County meeting of October 19. The County Commissioners will give final approval at their meeting on November 28. The project should begin in February.
- b. Parking: 1). A letter was sent to the 3 units that have both a carport and an open parking spot, informing the owners that they may retain the open parking spaces only until their units are sold and then they will become part of the estoppel process and revert back to the Association. 2). Florida Statute now requires that the Association identify parking spaces and storage lockers for all units. This work has begun and a system and map will be developed to identify each owners spaces.

NEW BUSINESS.

- a. Termite Inspection Contract for Buildings G & H: MOTION was made by Owen Hodge and seconded by Kate Koski to approve the three - month trial contract, at \$200 per month, with Hoskins Pest Control, to use Termatrac to locate and treat Drywood Termites in the G & H Buildings, as presented.

MOTION PASSED.

(For: Foley, Hodge, Kellogg, Koski, Wilder. Abstain: Campanelli).

- b. Landscaping Contract: MOTION was made by Owen Hodge and seconded by Mike Wilder to terminate the landscape contract effective November 31, 2017.

MOTION PASSED.

MOTION was made by Kate Koski and seconded by Owen Hodge to accept the landscape proposal from Truscapes, Inc., effective December 1, 2017, with the understanding that they may have to start sooner, if Brinker and Wilson will not honor their contract through the month of November.

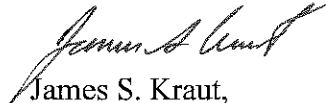
MOTION PASSED.

- c. New Employee: The new employee, Peter Asklipios, will begin work on Monday.
- d. Water Drainage: 1). There is a drainage issue in the 100 and 200 Buildings. 2). The County needs to maintain the drainage ditch along Blackburn Point Road.
- e. Hurricane Irma Update/Assessment: 1). An assessment will be needed to address the increased expenses related to the hurricane so that other money can continue to be used to maintain the planned renovation schedule.

Public Comment: 1). Comcast is \$50 cheaper per month than Frontier. 2). Thanks to the people who stayed during the storm for removing trees before they fell down. 3). Thanks to the owners/volunteers for cleaning the small pool area every day. 4). Is there a way to recognize the contributions of volunteers on a monthly basis. 5). Are we planning to upgrade our fencing on certain areas. 6). Owners can provide wish list items for the annual budget. 7). Trash needs to continue to be picked up along Blackburn Point Road. 8). We need to remove old construction waste from the Community. 9). The backlog of leaks should be easier to address now that a new employee has been hired. 10). Garbage collecting behind the strip mall needs to be removed. 11). Thanks to the Board for all of their hard work.

The meeting was adjourned by the Vice President at 9:56 A. M. The next regularly scheduled Board of Directors meeting will be held on Thursday, November 16, 2017, at 7:00 P. M., at the clubhouse.

Respectfully submitted,



James S. Kraut,
For the Secretary

October 2017 Maintenance Report

I cannot say it enough, that we have lost almost 15% of our entire work year, dealing with the before and after effects of Irma. As residents begin to return to Pine Run, I have heard them say that the place looks great. That is due to the tremendous amount of work done by our skeleton staff, and the services of Jim Baer Services. We have hauled tons and tons of debris and trees off property, and are still identifying trees that were weakened or damaged and still need watching or to be felled. We still have work to do on our fences, and that work will begin next week with the addition of another employee, and the cooler temperatures.

We have also begun to solicit bids to address the Australian Pines that shield us from the strip mall on 41. Many residents may not know that we lost 3 of those 90 ft. trees in the storm. Lucky for us, and not for the mall, they fell to the East, and not onto our buildings. We have been advised that this entire stand of trees needs to come down!!! The tree people we have spoken to so far were frankly amazed that more of them did not come down during Irma. We do not have to take them all at once, but they do need to go in groups.

Returning residents might notice that we have had over 30 pieces of pool furniture re-strapped, and have purchased 4 new tables for the big pool. Irma brought about the death of the old tables, and the assistance of the Bishops working at the small pool started the ball rolling on the upgrade. We will address the remaining chairs and loungers next year.

We have ordered a couple hundred new fence slats to begin repairing all the lanai and garbage fences damaged during Irma. It's amazing that these structures survived the storm at all.

We have finally started roofing building 3. This is the last building to be updated, painted, and roofed for this calendar year. We will begin to take bids for the 3 buildings we are looking at for next year...10, B, and 9.

October 26, 2017 Pine Run Association Treasurer Report Owen Hodge

Public Hearing Announcement: Sarasota County has begun work on extending Bay Street eastward to Honore Street. This has the potential of providing an alternative to Tamiami Trail going north or south to or from Sarasota to Osprey. That is the extent of the county plan. However, Palmer Ranch Holdings wishes to build an overpass over I-75 that will extend from Bay St and Honore, to new communities they are developing east of I-75. By Palmer Ranch's own estimates, cited in their application, "*The Bay Street Overpass is projected to carry 25,900 vehicles per day*". The County will be testifying against this application. The hearing for this developer amendment to the county plan will be on Tuesday, October 31 at 1:30. I am planning to attend just to be better informed in case there are issues that might concern us at Pine Run.

pinerunosprey.org: The Pine Run website has been renewed for two years at a cost of just under \$100 per year.

Pine Run Finances: If we disregard hurricane Irma, our expenses are very much in line with the budget. We have exceeded the operations pool repair budget by about \$4500. This is balanced by almost exactly the same amount of savings in other parts of the pool budget. Repairs and maintenance in the section 2 operations column are about \$3500 over budget.

But, unfortunately, we cannot disregard hurricane Irma. We incurred an initial expense of \$14000 from Jim Bear to cut all hanging trees and limbs up against buildings that are a threat and to cut all trees on the ground that blew down, trees that have been destroyed by the hurricane. This immediately necessary work was done very efficiently. There will be an additional expense of \$6500 for needed tree removal in the coming week or two, also by Jim Bear. In addition we are going to have to address the problems created by our extensive growth of Australian Pines. One of these fell into the commercial parking lot behind Frankie's Pizza and tore down the power lines. These trees are now 90 feet tall. They are very dense and can cause serious damage. We have received one estimate of \$26000 to remove all of these trees. This work does not have to be completed immediately, but the most dangerous areas should be taken care of soon. What I would suggest, and plan for, is a special one-time Irma assessment for tree removal in the \$200 to \$300 range for 2 bedroom units. This would cover the Jim Bear amounts mentioned above and some of the Australian Pine removal. I would suggest collecting all the necessary information and then considering the special assessment in our November board meeting. This seems to me to be the most reasonable way to deal with this unexpected emergency and to avoid a serious budget deficit.

PRESIDENT'S REPORT OCTOBER 2017

We continue to deal with the aftermath of Irma. Although our buildings were for the most part spared, the damage to fences and trees continues to be assessed and addressed. This will be an ongoing project.

We have been operating short-staffed on and off for the last few months. We are finally looking forward to getting caught up with a full staff in the next month. Thanks to Kip for filling in to assist whenever help has been needed.

Congratulations to Kate and all who assisted her, especially Owen, with the lighting grant. Not only did we receive the grant, we scored in the top four. Our entire community will benefit from this savings in replacing our outdated lighting fixtures.

Unit 357 has been transferred to the mortgage holder as the highest bidder in the foreclosure sale.

Our attorney, Sharon Vander Wulp, has announced her retirement at the end of the year. I will be working with Sharon to ensure a smooth transition to a new legal firm. I will have a recommendation as to a new firm next month.

As stated previously, we have sustained significant tree damage. We need to increase our budget for both removing and planting trees so that we can be proactive regarding vulnerable trees. With the amount of acreage and the number of trees we have, this is a significant responsibility, and something that needs to be a priority.