

**BOARD OF DIRECTORS MEETING  
PINE RUN CONDOMINIUM ASSOCIATION, INC.  
November 15, 2018  
7:00 PM 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 October 25, 2018**
- VII. BOARD REPORTS**
  
- VIII. OLD BUSINESS**
  - a) Drainage
  
- IX. NEW BUSINESS**
  - a) 2019 Budget
  - b) Pickleball Courts
  - c) Keys-Caldwell Website
  
- X. PUBLIC COMMENT**
  
- XI. ADJOURNMENT**

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
PINE RUN ASSOCIATION, INC.  
THURSDAY, NOVEMBER 15, 2018  
7:00 P. M.**

Present: Keenie Bugenhagen, President Damon White, Vice President, Owen Hodge, Treasurer, Karen Stone, Secretary, Tom Foley, Kathleen Koski, and Mike Wilder, Directors Jim Kraut for Management and owners in the audience.

The meeting was called to order by the President, Keenie Bugenhagen, at 7:02 P.M. at the clubhouse, a quorum being present. Proof of Notice and Agenda were 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.

**NEW BUSINESS.**

- a. 2019 Budget: The Treasurer read his report, which is attached and made a part of these original minutes.

MOTION was made by Tom Foley and seconded by Damon White to approve the proposed 2019 budget, as presented.

MOTION PASSED.

Reading/Approval of Minutes of Previous Meetings: MOTION was made by Karen Stone and seconded by Kate Koski, to approve the minutes of the Board of Directors meeting of October 25, 2018, as presented.

MOTION PASSED.

(For: Foley, Hodge, Koski, Stone, White, Wilder. Abstain: Bugenhagen).

**BOARD REPORTS**

Kate Koski: No report.

Secretary - Karen Stone: Read her report, which is attached and made a part of these original minutes.

Mike Wilder: Read his report, which is attached and made a part of these original minutes.

Vice President – Damon White: There is an ongoing discussion with Ron Horn Plumbing to find shutoff valves at the 700 Building so repairs can be made to individual units without shutting down the entire building.

Treasurer - Owen Hodge: Covered under New Business.

Maintenance - Tom Foley: 1). There are still many issues with rats. 2). There is a new rubber, interlocking tile that should be considered for the 300 and 700 Buildings that is sturdier, can be

walked on and allows for drainage.

AGM Requests: MOTION was made by Mike Wilder and seconded by Karen Stone to approve the AGM for Unit # 129, to resurface kitchen cabinets and install new countertops, Unit # 767, to install a new air conditioning unit, water heater, flooring, patio sliders, new kitchen new bath and painting of the interior, Unit # 364, to install a new exterior patio and replace two sliding glass doors, as presented.

MOTION PASSED.

President's Report – Keenie Bugenhagen: Read her report, which is attached and made a part of these original minutes.

AGM Request: MOTION was made by Karen Stone and seconded by Tom Foley to approve the AGM request from Unit # 364, for the installation of Muhley Grass on the back and side of the unit, as presented.

MOTION PASSED.

UNFINISHED BUSINESS.

- a. Drainage: Three bids have been received but additional information is needed before a decision can be made.

NEW BUSINESS, CONT'D.

- a. 2019 Budget: Covered.
- b. Pickleball Courts: 1). In 2014 the Board used tape to outline the dimensions of pickleball courts on two existing tennis courts. 2). In 2017, the Board then painted permanent pickleball lines on four courts. It is possible that painting the lines on the tennis courts may be considered a material alteration to the common element. 3). The Association attorney is consulting with the Bureau of Condominiums for a determination. 4). A written complaint has been received about the noise created by the pickleball paddles. 5). A list of approved and disapproved paddles from another Association has been acquired and will be reviewed by the Board. There is also a fence screen with a positive soundproof rating that is being investigated. 6). Non-residents are allowed to play on the courts, and are covered under the Association insurance policy, as long as they are accompanied by an owner. 7). Board members and maintenance personnel are monitoring the people using the courts. 8). The bench located nearest to the pickleball area will be relocated.
- c. Keys-Caldwell Website: Owen Hodge reviewed the differences between the Association and Keys-Caldwell websites. The Association website is a presentation website and the Management website is a transaction website. Online maintenance fee payments and notifications, a protected directory, surveys, documents, financial reports, information storage, work orders and tracking of their progress are just some of the items that will benefit the Association. Work orders should not be mailed or hand delivered to Board members or the maintenance staff.


Public Comment: None.

MOTION was made by Tom Foley and seconded by Kate Koski that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 8:10 P. M. The next regularly scheduled Board of Directors meeting will be held on Thursday, December 27, 2018, at 7:00 P. M., at the clubhouse.

Respectfully submitted,



James S. Kraut,  
For the Secretary

**SECRETARY'S REPORT FOR  
BOARD OF DIRECTORS MEETING NOVEMBER 15, 2018**

1. I have added to spreadsheets showing purchases, leases and visitors. They reflect two new sales in October, one new lease, and two more visitors.
2. I have been working on identifying residents who do not wish to have pest control services from Hoskins Pest Control, which everyone's condominium fee supports. Those residents will receive waivers to be signed and returned in the near future.
3. Residents who have coded entry to their unit, or a security code must submit that to maintenance as soon as possible. Entry in the event of an emergency is for the safety of all of us.

Karen Stone  
Secretary

Sales

| Unit | 2018          |                                 | PINE                                    |               | RUN           |                 | CONDO      |     | SALES |  | Keys & Board & Maintenance Notified | Publication forms to VP & Editor of Newsletter |
|------|---------------|---------------------------------|---|---------------|---------------|-----------------|------------|-----|-------|--|-------------------------------------|--|
|      | Current Owner | New Owner                       | Application Date                        | Received Date | Approval Date | Settlement Date |            |     |       |  |                                     |  |
| 1    | 306           | Walter Hebb                     | Michael & Patricia J Harshbarger        | 01/01/18      | 03/14/18      | 03/17/18        | 04/02/18   | Yes |       |  |                                     |  |
| 2    | 754           | Cara Wells                      | Avonelle Edwards                        | 01/08/18      | 01/11/18      | 01/12/18        | 02/08/18   | Yes |       |  |                                     |  |
| 3    | 203           | Linda Bellinghausen             | Kelly Brayton                           | 01/19/18      | 01/25/18      | 01/25/18        | 02/01/18   | Yes |       |  |                                     |  |
|      | 209           | Mary B Green                    | Pamela Williams                         | 01/26/18      | 02/01/18      | 02/01/18        | 02/22/18   | Yes |       |  |                                     |  |
| 4    | 360           | Carolyn Kenney                  | Charles & Bria Lynn Freyer              | 01/26/18      | 01/30/18      | 02/01/18        | 02/12/18   | Yes |       |  |                                     |  |
| 5    | 224           | Paul Rogulich                   | Domenica Mondo                          | 02/01/18      | 02/05/18      | 02/13/18        | 02/20/18   | Yes |       |  |                                     |  |
| 6    | 117           | Phyllis & Fred Nathan           | William & Beverly Bogle                 | 02/02/18      | 02/09/18      | 02/14/18        | 03/22/18   | Yes |       |  |                                     |  |
| 7    | 126           | Julia Fallon                    | Lyle & Hazel Morse                      | 02/06/18      | 02/16/18      | 02/16/18        | 02/27/18   | Yes |       |  |                                     |  |
| 8    | 366           | Dominico Mondo                  | Melonie & Jason Levine                  | 02/21/18      | 03/12/18      | 03/14/18        | 03/27/18   | Yes |       |  |                                     |  |
| 9    | 231           | Dennis & Carolyn Wilbee         | Curt S. Wilson                          | 02/26/18      | 03/14/18      | 03/15/18        | 03/21/18   | Yes |       |  |                                     |  |
| 10   | 117           | Nathan FL Trust/ Phyllis Nathan | Naomi King                              | 03/07/18      | 03/14/18      | 03/18/18        | 04/05/18   | Yes |       |  |                                     |  |
| 11   | 701           | David Baker                     | Virginia Saunders                       | 03/10/18      | 03/12/18      | 03/12/18        | 03/13/18   | Yes |       |  |                                     |  |
| 12   | 308           | Mario & Jennifer Messina        | James & Linda Engstler                  | 03/18/18      | 03/20/18      | 03/21/18        | 03/23/18   | Yes |       |  |                                     |  |
| 13   | 232           | Holly Abes                      | Nancy Rencis                            | 06/11/18      | 06/12/18      | 06/14/18        | not listed | Yes |       |  |                                     |  |
|      | 304           | Dennis Norton                   | Larry R & Ruth E. Standee               | 07/12/18      | 08/13/18      | 08/17/18        | not listed | Yes |       |  |                                     |  |
| 14   | 132           | Chris L. Saiffici               | Joseph & Jacqueline Gessner             | 08/28/18      | 09/05/18      | 09/07/18        | 09/25/18   | Yes |       |  |                                     |  |
| 15   | 304           | Dennis Norton                   | Richard Bacchiocchi & Donna Nightingale | 10/01/18      | 10/09/18      | 10/11/18        | not listed | Yes |       |  |                                     |  |
| 16   | 301           | Frederik & Joan Weinerth        | Lou Anne Hirschberg                     | 10/09/18      | 10/18/18      | 10/20/18        | 11/09/18   | Yes |       |  |                                     |  |

Leases

| A<br># Leased<br>Units | B<br>2018<br>Unit | C                 |                                    | D<br>Rentors<br>Name(s)          | E                   |          | F<br>Received<br>Date | G<br>Approved Date | H                      |                      | I<br>Occupancy<br>Date to |
|------------------------|-------------------|-------------------|------------------------------------|----------------------------------|---------------------|----------|-----------------------|--------------------|------------------------|----------------------|---------------------------|
|                        |                   | Owners<br>Name(s) |                                    |                                  | Application<br>Date |          |                       |                    | Occupancy<br>Date from | Occupancy<br>Date to |                           |
| 1                      |                   |                   |                                    |                                  |                     |          |                       |                    |                        |                      |                           |
| 2                      |                   |                   |                                    |                                  |                     |          |                       |                    |                        |                      |                           |
| 3                      |                   |                   |                                    |                                  |                     |          |                       |                    |                        |                      |                           |
| 4                      |                   |                   |                                    |                                  |                     |          |                       |                    |                        |                      |                           |
| 5                      | 1                 | 712               | Russ Cook& Barbara Wetherbee       | Karin & Bruce Bennett            | 12/15/17            | 02/16/18 | 02/21/18              | 02/21/18           | 03/01/18               | 03/01/18             | 02                        |
| 6                      | 2                 | 101               | Andrea Lowe                        | Julia Gilbert, D & J Kersh       | 02/27/18            | 03/01/18 | 03/02/18              | 03/02/18           | 04/06/18               | 04/06/18             | 04                        |
| 7                      | 3                 | 211               | Sarah & William Loftus             | Scotty & Brittanie James         | 04/06/18            | 04/18/18 | 04/22/18              | 04/22/18           | 04/13/01               | 04/13/01             | 03                        |
| 8                      | 4                 | 230               | Gary & Renee Kidney                | Wendy & Bob Baker                | 04/11/18            | 08/07/18 | 08/08/18              | 08/08/18           | 04/01/18               | 04/01/18             | 04                        |
| 9                      |                   | 230               | Gary & Renee Kidney                | Thomas & Susan Brunnabend        | 04/11/18            | 08/01/18 | 08/02/18              | 08/02/18           | 01/01/19               | 01/01/19             | 03                        |
| 10                     | 5                 | 310               | Betty Stevens-Marcum & H Bridewell | Elizabeth Arnold & z others      | 05/31/18            | 06/06/18 | 06/07/18              | 06/07/18           | 06/15/18               | 06/15/18             | 09                        |
| 11                     |                   | 310               | Betty Stevens-Marcum               | Robert Kellerhals                | 06/10/18            | 06/12/18 | 06/12/18              | 06/12/18           | 06/22/18               | 06/22/18             | 09                        |
| 12                     |                   | 310               | Betty Stevens & Hunter Bridewell   | Sangchan Chean Iantleng          | 07/11/18            | 07/17/18 | 07/18/18              | 07/18/18           | 07/12/18               | 07/12/18             | 10                        |
| 13                     | 6                 | 301               | Fred & Joni Weinerth               | Amy Mitchell                     | 07/15/18            | 07/19/18 | 07/20/18              | 07/20/18           | 08/15/18               | 08/15/18             | 09                        |
| 14                     | 7                 | 228               | David & Mary Bond                  | Mary & Paul Badeau               | 07/17/18            | 08/06/18 | 08/07/18              | 08/07/18           | 11/01/17               | 11/01/17             | 10                        |
| 15                     |                   | 101               | Andrea Lowe                        | William & Jane Smeetinger, Jr.   | 08/31/18            | 09/12/18 | 09/12/18              | 09/15/18           | 02/01/19               | 02/01/19             | 02                        |
| 16                     | 8                 | 244               | Louis & Joan Komar                 | Irwin & Marlene Koropolisky      | 08/03/18            | 08/24/18 | 08/24/18              | 08/24/18           | 12/01/18               | 12/01/18             | 01                        |
| 17                     |                   | 712               | Russ Cook& Barbara Wetherbee       | Kevin Garrett & Cheryl McClesney | 01/15/19            | 11/14/18 | 11/15/18              | 11/15/18           | 01/15/18               | 01/15/18             | 04                        |

Visitors

|    | A           | B                           | C                                | D                  | E               | F                |
|----|-------------|-----------------------------|----------------------------------|--------------------|-----------------|------------------|
| 1  |             |                             |                                  |                    |                 |                  |
| 2  | 2018        |                             |                                  |                    |                 |                  |
| 3  |             |                             |                                  |                    |                 |                  |
| 4  | <b>Unit</b> | <b>Owners</b>               | <b>Visitors</b>                  | <b>Application</b> | <b>Received</b> | <b>Occupancy</b> |
| 5  |             | <b>Name(s)</b>              | <b>Name(s)</b>                   | <b>Date</b>        | <b>Date</b>     | <b>Date from</b> |
| 6  | 122         | Alexia & James Perez        | Suzanne & Gary Andelora          | 02/09/18           | 02/14/18        | 02/19/18         |
| 7  | 209         | Pamela Williams             | Mary E Green                     | 02/26/18?          |                 | 02/22/18         |
| 8  | 360         | Charles & Bria Freyer       | Carolyn Kenney                   | 02/12/18?          |                 | 02/12/18         |
| 9  | 101         | Andrea Lowe                 | Antse Wodarz & 4 others          | 08/07/18           | 08/20/18        | 09/01/18         |
| 10 | 110         | Donald and Michelle Susanen | K. Wiernicki, Jen Kennedy & Dau. | 10/15/18           | 10/25/18        | 12/23/18         |
| 11 | 313         | Anthony DeLorenzo           | Patricia Lukas                   | 11/08/18           | 11/14/18        | present          |



Visitors

|    | G            | H             | I                    |
|----|--------------|---------------|----------------------|
| 1  |              |               |                      |
| 2  |              |               |                      |
| 3  |              |               |                      |
| 4  | Occupancy    | Approved Date | Board &              |
| 5  | Date to      |               | Maintenance Notified |
| 6  | 02/25/18     |               |                      |
| 7  | 04/15/18     | 02/28/18      | Yes                  |
| 8  | 04/15/18     | 02/28/18      | Yes                  |
| 9  | 09/13/18     | 08/23/18      | Yes                  |
| 10 | 12/31/18     | 10/26/18      | Yes                  |
| 11 | undetermined | 11/15/18      | Yes                  |

## Jim Kraut

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**To:** Jim Kraut  
**Subject:** FW: Board Report, Logo Donations

**From:** Mike Wilder <[mikepinerun@gmail.com](mailto:mikepinerun@gmail.com)>  
**Sent:** Tuesday, November 13, 2018 8:46 AM  
**To:** Keenie Bugenhagen <[keeniepinerun@gmail.com](mailto:keeniepinerun@gmail.com)>; Damon White <[damonpinerun@gmail.com](mailto:damonpinerun@gmail.com)>; Owen Hodge <[owenpinerun@gmail.com](mailto:owenpinerun@gmail.com)>; Karen Stone <[karenpinerun@gmail.com](mailto:karenpinerun@gmail.com)>; Tom Foley <[tompinerun@gmail.com](mailto:tompinerun@gmail.com)>; Kathleen Koski <[katepinerun@gmail.com](mailto:katepinerun@gmail.com)>; Jim Kraut <[jjim@keys-caldwell.com](mailto:jjim@keys-caldwell.com)>  
**Subject:** Re: Board Report, Logo Donations

On Mon, Nov 12, 2018 at 10:08 PM Mike Wilder <[mikepinerun@gmail.com](mailto:mikepinerun@gmail.com)> wrote:

Pine Run's Lighter Donation Project is winding down now that the new Lights are in place. As the Project is essentially complete, and the donations received have more than covered the cost of our Logo Items, our attention now is to finish taking donations for the remaining items as soon as possible so I can reclaim my bedroom closet.

As you saw at the Welcome Back Brunch, we have reduced the Logo Items to 50% of their original donations prices. Donations had been minimal during the summer, but the Brunch crowd and the fact that my next door neighbor Lad Kvasnicka saw my closets generated an additional \$301.25, which will be applied to Pine Run's General Funds. This brings our Surplus for the Project to \$840.59. My goal is to continue offering our items through the end of the year at the new 50% rate with any continued donations going to our General Funds. The New Year will find any remaining Logo Items available through the Social Club for either donations or however they want to proceed. We still have a large number of Pine Run Gray Logo Tee Shirts, and a few blue and green shirts in smaller sizes. We only have Black Caps, License Plates, and coozies left after the Tee Shirts, so please keep contributing. Thanks for all of your support!

# PINE RUN ASSOCIATION, INC.

Managed by KEYS-CALDWELL, INC. 1162 Indian Hills Blvd., Venice, FL 34293  
Telephone: (941) 408-8293 Fax: (941) 408-8664 Email: kcweb@keys-caldwell.com

DATE: NOVEMBER 15, 2108  
TO: PINE RUN OWNERS  
FROM: BOARD OF DIRECTORS  
RE: PROPOSED 2019 BUDGET

If the board approves this draft budget, monthly assessments in Sections I and II will be the same as in 2018. Section III monthly assessments will increase by less than \$20. The increase is necessary to continue to fully fund section III reserves, which are at a lower level than sections I and II. Continuing to fully fund reserves is necessary to enable us to stay on schedule with our multi-year roof, building restoration, and paint project. Insurance premiums are always our largest expense. The only way we can address this expense is by maintaining the integrity of our buildings. Since our insurance policies run from June to June it is difficult to set an exact amount for our budget that takes effect in January. In 2018 the insurance increase was smaller than expected. As a result, it will not be necessary to increase the amount budgeted for insurance this year. That is one of the reasons we have been able to avoid large increases in assessments for 2019.

The Pine Run budget is complicated, in that it is six separate budgets for Commons, Recreation, Small Pool, and Sections I, II and III. The following budget information has been provided to help you have a better understanding of the budget and terms used in the budget.

## **Reserves Budgets**

Each year we are required by the State of Florida and our condominium documents to set aside funds for future replacement and major repairs of designated areas. These reserve categories are associated with recreation facilities, small pool, roofs, painting, roads, irrigation and building restoration, and are funded by revenues from sections I, II and III. The Florida Condominium Laws state that we must fully fund reserves (Statutory Funding) unless the association votes to partially fund that total amount. This year the reserves are fully funded. Reserve funds are mandated funds. Funds raised for a specific reserve category (roofs, painting, roads, irrigation and building restoration) cannot be allocated to expenses in another category unless the association owners vote to pool reserves. In 2011 the Pine Run owners approved pooling of reserves. In the coming year the board intends to pool reserves, as we did last year. Specifically, some building restoration work, which is needed to prepare buildings for new roofs, will be funded by roof reserves rather than building restoration reserves. If the membership so votes at the Annual Members Meeting there will be a transfer (borrowing) from reserve funds for payment of the insurance bill that comes due in June. When we borrow from ourselves instead of a bank, there are no interest charges. The borrowing will be fully refunded by the end of 2019.

## **Recreation Budget**

We recently resurfaced the large pool, so Pool and Deck Reserve funds are depleted. It will be necessary to replace the deck as soon as possible. Funding will come from Recreation Irrigation Reserves. The recreation budget will have a \$3000 item for the next three years to replace those funds. The recreation budget covers expenses for the clubhouse, tennis courts, large pool, and the

immediate grounds. We employ a monthly cleaning service for the clubhouse and exercise room. Our neighbors at Blackburn Point Woods also have full use of these facilities and through a shared use agreement contribute to the recreation budget annually.

**Commons Budget**

The commons budget is funded by sections I, II and III. Items in the commons budget include pest control; irrigation; legal, audit, and payroll expenses; management fees; grounds contracts; as well as fire and safety expenses. We will continue operations with our two-person maintenance staff. In past years it was a three-person staff, with two full-time employees and one part-time employee.

Therefore, payroll expenses will be less in 2019. This will probably be offset by having contractors do some of the paint and repair work that used to be done by our Pine Run staff. This a positive step that helps to keep our crew available for necessary maintenance while relying on professional contractors for repairs and painting. Last year we allocated \$17000 for our outdoor light project. This year we will apply that money to help increase our tree budget from \$14000 to \$40000. This will help to address much needed tree removal, trimming and planting needed on our grounds. Even with this increase in the budget related to trees, the total 2019 Commons budget is \$6000 less than the previous year.

**Section I**

Section I consists of buildings A through H, or the 300's and 700's. There are 66 units. Section I has an operations budget and a reserves budget. Rent from the clubhouse apartment contributes \$6061 to the section I budget. In 2019, Buildings A and D will be the section I focus of our multi-year roof, paint and restoration project.

**Section II**

Section II consists of buildings 2,3,4 and 10, or the 100's. There are 38 units. Section II has an operations budget and a reserves budget. Rent from the clubhouse apartment contributes \$3490 to the section II budget. In 2019, Building 2 will be the section II focus of our multi-year roof, paint and restoration project.

**Section III**

Section III consists of buildings 5,6,7,8 and 9, or the 200's. There are 43 units. Section III has an operations budget and a reserves budget. Rent from the clubhouse apartment contributes \$3949 to the section III budget. In 2019, Building 6 will be the section III focus of our multi-year roof, paint and restoration project.

**Total 2019 expenses not including reserves:**

|                     |          |       |
|---------------------|----------|-------|
| Insurance           | \$289902 | 38.4% |
| Payroll             | \$107460 | 14.2% |
| Utilities           | \$91643  | 12.1% |
| Repairs/Maintenance | \$67530  | 9%    |
| Grounds Contract    | \$64385  | 8.5%  |
| Trees               | \$41000  | 5%    |
| Management          | \$31752  | 4.2%  |
| Legal/Audit         | \$17000  | 2.3%  |
| Pest Control        | \$15440  | 2%    |
| Pool Expenses       | \$11610  | 1.5%  |
| Other               | \$16775  | 2.2%  |

1. Roof membrane problem:

While we have not had a problem with the plastic tiles that have been used on the atrium decks in the 300s and 700s, they will void a warranty if they penetrate the membrane. We would have to pay for repair of that membrane. Tar paper was suggested as a subsurface that would permit the use of the plastic. Travis told me that tar paper would deteriorate quickly when not able to drain. The membrane is a three layer composite that is meant to be walked on, but setting a sharp footed object on it is taboo. Also, if stringers are to be laid down for the purpose of placing a deck on top of them they must be placed on strips of a material called TPO to prevent puncture. That material is expensive, but TIOLI will provide some stripping from rolls that he has. According to Travis at TIOLI, The reason that some of the new surface puddles slightly is that the design of the atrium prohibits a slant. The best solution in terms of aesthetics, longevity (20 yrs.), and protection is a product marketed by GreatMats, a Wisconsin Company. It is a rubber mat that rests on much broader rubber feet that allows water to flow underneath it. The panels are 4 square feet and do not migrate. They are about two inches thick and are slightly soft to step on and they support typical patio furniture.

2. TIOLI wants a down payment before they begin the big roofing jobs that we have awarded.
3. We have a problem with the overhangs of the roofing at 360/362. There is rot there that should be taken care of while we are redoing the fascia and the drip shields are removed.
4. I believe that we have identified a curtaining that will significantly reduce noise from pickle ball competition. Thought has to be given to installation. They must be installed in a way that makes them easy to remove or roll up like a window shade. A storm like last year would have wrapped our tennis fencing around several of our buildings if they would have been left up. That is not insurmountable. The soft balls get very bad reviews. They now are limited to practice and are not recommended for competition, but that technology will probably evolve. The silent paddle technology is a bit further along, but that is still a hard sell.

ACOSTA FENCE

## PRESIDENT'S REPORT NOVEMBER 2018

Welcome to all our returning and new residents. The hustle and bustle of the community has certainly increased in the last few weeks.

We have several projects continuing at Pine Run. Buildings 10, B and 9 will continue with upgrades to the building itself, as well as roofs, painting and gutters. Carports and fences will be worked on, as well. All these areas are part of the common element, and thus the responsibility of the Association. Residents are reminded to make sure that personal items are out of harm's way. Our contractors will do their best to minimize inconvenience, but there is no getting around construction being disruptive.

A lawsuit in which the Association was named has been dropped. There are currently no legal actions against Pine Run.

The cameras previously approved for the clubhouse area have been installed. It is hoped that they help alleviate security concerns.

We continue to have issues with residents using electrical closets for storage. Items found in electrical closets will be removed and disposed of.

Rodents continue to be a major problem in Pine Run. Hoskins has been here on an almost daily basis searching for access points to units, sealing off possible entry points, setting traps and removing animals from traps. We will continue to respond to this problem until it has been remediated.

We have been advised that there has been a personnel change at Bouchard Insurance. We wish Greg Ruggiero all the best in his new path. Members of the Board of Directors will be meeting with our new agent later this month.

Kate Koski, Karen Stone and I attended a Condominium Board Member Certification Course earlier this week. It was extremely informative. I have attended several of these courses, and I always learn something new. One of the recommendations was that board members not serve on any committees. A board member, however, may serve as a liaison to a committee. As we move forward looking at volunteerism, this is important to keep in mind.

Our planting and new fence along the eastern border continues to be on hold because of the drainage problem. I received a complaint today about the appearance of the back of the strip mall and the sound of a compressor back there. I sent an email to Barry Seidel asking for him to address this issue.

As of November 1<sup>st</sup>, our service with Truscapes goes to once every two weeks. This will continue throughout the winter months. Granular fertilizer was applied to all turf areas in October. Plants will be fertilized this month. Molly Summers continues to monitor the areas cleared of invasives. The Australian pines removed from the eastern property line have been successfully killed. Now we just need to deal with the damage caused by their extensive roots – they are evidence of the importance of planting the right plant in the right place. Mistakes are very expensive to the Association – more about that when we get to drainage.

In this month of giving thanks, I am very thankful to fellow board members for the many hours they volunteer, to Keys-Caldwell who makes serving on the board manageable, to all the residents who make positive contributions to the community, and especially to Owen Hodge for going above and beyond in preparing our budget. I don't think owners can truly comprehend the amount of effort this takes.

PINE RUN ASSOCIATION, INC.

Sign In Sheet and Request to Speak on an Agenda Topic. Date: 11/15/18  
 Topic (3 minute limit per subject).

| Name                           | Address/Lot #    | Requesting to Speak Y/N | Topic (3 minute limit per subject) |
|--------------------------------|------------------|-------------------------|------------------------------------|
| LINDA GREGORY<br>DICK PETERSEN | 124 WOODLAND DR  | N                       |                                    |
| Wish Hodge                     | 303 Pine Run Dr. | N                       |                                    |
| Valene Walters                 | 304 Pine Run     | N                       |                                    |
| LLOYD CHRISTIANSON             | 202              | N                       |                                    |
| Karen Callaway                 | 129              | N                       |                                    |
| Robertson Gray #315            |                  | N                       |                                    |
| Dora Munsy                     | 309              | N                       |                                    |
| Annette Dechen #315            |                  | N                       |                                    |
| Aracelia                       | #360             | N                       |                                    |
| John Cleary                    | 713              | N                       |                                    |
| Sue + Dennis Duke              | 227              | N                       |                                    |
| Mike Harshbarger               | 306              | N                       |                                    |
| Bob Morley                     | 367              | N                       |                                    |
| Annita Conacher                | 220              | N                       |                                    |
| Kathy + Ted Korbush            | 212              | N                       |                                    |

PINE RUN ASSOCIATION, INC.

Sign In Sheet and Request to Speak on an Agenda Topic. Date:

| Name             | Address/Lot #   | Requesting to Speak Y/N | Topic (3 minute limit per subject). |
|------------------|-----------------|-------------------------|-------------------------------------|
| Nancy Zwick      | 211 Pine Run Dr | N                       |                                     |
| Teresa Mackowitz | 108 Woodland Pl | N                       |                                     |
| Shirley Hensley  | 361 Pine Run    | N                       |                                     |
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