

**BOARD OF DIRECTORS MEETING
PINE RUN CONDOMINIUM ASSOCIATION, INC.
January 24th, 2019 at 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, December 27, 2018**
- VII. BOARD REPORTS**

- VIII. OLD BUSINESS**
 - a) Flat Roof Decks**
 - b) Drainage**
 - c) Electric Panel 200's**
 - d) Storage Closets**

- IX. NEW BUSINESS**
 - a) Large Pool**
 - b) Pond Contract**
 - c) Tree Bid**
 - d) Clubhouse Closet**
 - e) Owner Responsibilities to Pine Run Contractors**
 - f) AC Contract**

- X. PUBLIC COMMENT**

- XI. ADJOURNMENT**

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
PINE RUN ASSOCIATION, INC.
THURSDAY, JANUARY 24, 2019
8:30 A. 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 8:33 A.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.

Reading/Approval of Minutes of Previous Meetings: MOTION was made by Owen Hodge and seconded by Karen Stone, to approve the minutes of the Board of Directors meeting of December 27, 2018, as presented.

MOTION PASSED.

BOARD REPORTS

Treasurer - Owen Hodge: Read his 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.

Kate Koski: The Social Committee is discussing placing park benches around the Community. Estimated cost is \$150, each. The Committee will also solicit donations from any owners that want to purchase a memorial bench. The amount of donations will determine the amount of money contributed by the Committee.

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

Maintenance - Tom Foley:

AGMs:

Unit # 229: Replace kitchen slider, as presented.

Unit # 360: Replace water heater, as presented.

Unit # 129: Replacement of interior areas damaged by water and rodent intrusion, as presented.

Unit # 225: Line waste line pipes and make repairs to interior areas damaged as a result of the plumbing repairs.

MOTION was made by Tom Foley and seconded by Damon White, to approve the four AGM requests, as presented.

MOTION PASSED.

1). The maintenance schedules are being created and will be used as part of the personnel evaluation process. 2). Weekly maintenance reports are being submitted. 3). The feeding a wildlife is against the law. First offense is a \$100 fine and a second offense is \$500.

Vice President - Damon White: Deferred.

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

UNFINISHED BUSINESS.

- a. Flat Roof Decks: Tom Foley reported that he is still investigating options.

MOTION was made by Tom Foley and seconded by Damon White to approve up to \$1,600 for the purchase and installation of decking over atrium roofs in Section #1.

MOTION PASSED.

- b. Drainage: The President reported that 1). There were delays in the project because of the amount of stumps and roots in the area where the new pipes are being installed behind the 200's. 2). There is a problem with pepper trees and Melaleuca trees growing the swale behind the 200's that goes down to the 700's.

MOTION was made by Owen Hodge and seconded by Damon White to approve the proposal from Will Howell to remove the Pepper and Melaleuca trees in the swale behind the 200's that drains down to the 700's at an approximate cost of \$14,000, as presented.

MOTION PASSED.

- c. Electric Panel 200's: MOTION was made by Tom Foley and seconded by Owen Hodge to approve the proposal from Bob's Electric to replace the electric panel for the 200's, at a cost of \$8,988, plus permits and fees, as presented.

MOTION PASSED.

- d. Storage Closets: 1). Owners were asked to use a Sharpie and write their unit number on the handle of their storage closet so that when the maintenance men come, they install the correct numbers on each shed. A map of storage closet ownership will be created for future reference. 2). A committee will be formed to look at ways to provide additional storage opportunities for owners. Tom Foley has volunteered to be the Board liaison for this committee.

NEW BUSINESS.

- a. Large Pool: The new composite decking has been installed, the new pickets have been installed to current code, The coping beam has been repaired and repainted, and when the new fence section cures, it will be painted to match existing.

MOTION was made by Tom Foley and seconded by Karen Stone to ratify the railing repairs of \$2,250, the stucco repairs of \$850, and the step and pillar repairs of \$300 from Main Frame

Builders, as presented.

MOTION PASSED.

MOTION was made by Damon White and seconded by Mike Wilder to ratify the replacement of the geothermal source pump for \$1,638, the replacement of the electrical panel for \$804, and the replacement of hoses and screens, by Symbiont Services, as presented.

MOTION PASSED.

- b. Pond Contract: MOTION was made by Damon White and seconded by Karen Stone to approve the lake maintenance proposal from the Lake Doctors, for \$195, per quarter, as presented.

MOTION PASSED.

- c. Tree Bid: MOTION was made by Damon White and seconded by Tom Foley to approve oak tree trimming in the 300's, in addition to other needed tree trimming and removal, at a cost not to exceed \$4,000.

MOTION PASSED.

- d. Clubhouse Closet: MOTION was made by Tom Foley and seconded by Karen Stone to prove the proposal by HandyLand to remodel the clubhouse closet at a cost of \$1,100, as presented and attached and made a part of these original minutes.

MOTION PASSED.

- e. Owner Responsibilities to Pine Run Contractors: The Association attorney recommends that the Board send letters to all owners where Association work is going to be done, to remind them that they need to remove their personal property from work areas and that any unit owner modifications are the owners responsibility to replace, including screens and atriums. The Board will send a letter to owners in Buildings B, 9, and 10, explaining these issues.
- f. Air conditioning Contracts: MOTION was made by Owen Hodge and seconded by Damon White to renew the annual air conditioning maintenance contract with Royal Air, for all four system, with inspections and basic service done twice per year, as presented.

MOTION PASSED.

Public Comment: 1). The stacked plywood in front of Building B should be protected by the elements. 2). Association contractors need to be aware of and careful of unit owner property. 3). The Building 10 roof is still in process. 4). The Association contractor needs to make sure that all openings in the atriums are sealed and make sure that final payment is not made until inspection is done.

Owen Hodge was excused at 9:55 A. M.


Kate Koski was excused at 10:02 P. M.

MOTION was made by Tom Foley and seconded by Damon White that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 10:04 A. M. The next meeting will be the annual meeting on Tuesday, February 5, 2019, at 7:00 P. M., and the next regularly scheduled Board of Directors meeting will be held on Thursday, February 28, 2019, at 8:30 A. M., at the clubhouse.

Respectfully submitted,



James S. Kraut,
For the Secretary

Pine Run Treasurer Report
December, 2018
Owen Hodge

What follows is based on the yearend financial report from Keys-Caldwell and the firm of TAC Accounting. The official 2018 audit from Menchinger&Tyack is not yet available, but I have confidence that this yearend report is accurate.

While I usually concentrate on expenses in these reports, I would like to comment on income to begin. Really our greatest Pine Run financial asset is simply that we, as owners and members of the Pine Run Association, pay our assessments reliably on time month after month. To put it in numbers: the budgeted income for 2018 was \$1,352,256. The total income was actually \$9000 over that goal due mostly to a carryover from 2017 of \$4000 and \$2800 in interest earned from our reserve and operations accounts. Our one-time 2018 special assessment of \$40,000 for tree removal, when added to this \$9000 surplus, puts us in a reasonable financial position to deal with a heavy burden of tree and stump removal and drainage piping at the beginning of 2019.

Now to the expense side: The operations expenses budget was \$1,352,256. Actual operations expenses came to \$1,314,416, which is 2.8% under budget. Some budget categories were considerably over budget while some others were under budget.

Expenses

Over budget

Repairs and maintenance by \$6000

Tree trimming and removal by \$15000 with much more work needed.

Light project by \$2000. (Offset by \$1000 of contributions from the Pine Run souvenir sales.)

Under budget

Utilities by \$6000. (The electricity bill in particular is 18% under budget thanks to the wonderful lighting project with a switch to energy efficient LED bulbs.)

Payroll by \$6000. (We decided on a maintenance staff of two employees instead of three, and contracting for some of the repair and painting work that used to be done in-house.)

Insurance by \$20,000. (Our insurance policies take effect in June. We budgeted prudently for an increase in January. When we got the actual amount in June, there was very little increase.)

Reserves have been fully funded and are sufficient to do new roofs and painting for 4 more buildings in 2019. If that happens we will be a bit ahead of our original multi-year plan schedule.

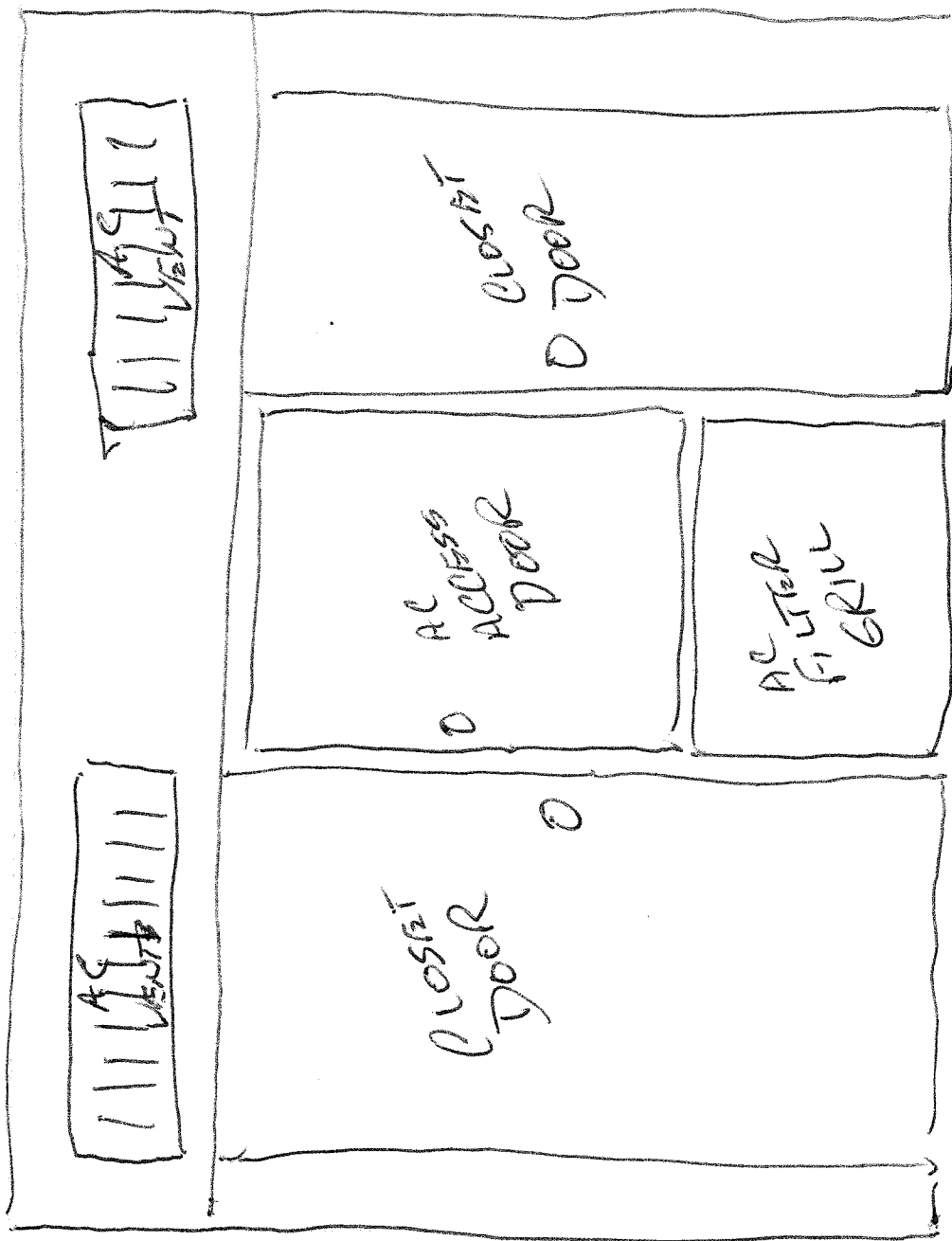
Looking ahead, we at Pine run will be starting 2019 in good financial shape. This is fortunate because expenses at the beginning of the year for tree and stump removal and drainage piping will immediately consume a lot of the surplus from 2108. We will need to manage things carefully going forward, especially in light of the possibility of increased insurance costs related to hurricanes.

Board Report from Mike Wilder

The final logo merchandise donation report is that December and the January Brunch Donations totaled \$153.50, which was contributed to the Pine Run General Funds. This means the Project had a net surplus above the cost of the Logo Items of \$994.09. I am contributing an additional \$5.89 to make it an even \$1,000 because it sounds so much better. The remaining Logo Items have been turned over to the Social Club to assist them in their fundraising efforts. They include 20 Tee Shirts, 7 Black Caps, 29 License Plates, and 195 Coozies. The coozies make great bicycle handlebar grips, so I am told. And if you bike to a bar, you are all prepared for that bottle of beer. Thanks to everyone who contributed and made it a profitable project. I think everyone prefers the new lights to the older 70's Globes. As this is my final board report, I'd like to say thanks to the residents for their goodwill to the Board. It is such a hardworking group and it has been my honor to be around them during this term. Please keep supporting them. Mike

FIND A CAND
 Full service remodels
John "Skip" Land
 BOSS
 2419 Temple St
 Sarasota, FL
 34239-3922
 cell 941-356-8674
 Homelands Construction
 \$30.00 per hour x Material

PINE RUN REC HALL



MATERIALS - \$550 = \$1100
 LABOR 600

**Secretary's Report for
Board of Directors Meeting**

January 24, 2019

Attached are sales, leases and visitors statistics. It is worth noting that leases have increased from 10 last month to 18 this month, an increase of 44%. One potential buyer asked about the number of units leased vs owner occupied. That stands at only 13 % right now.

Three additional sales contracts are expected for approval in the near future.

Keys to units are still being worked on. Initially there were 28 units we did not have keys for as identified by Hoskins Pest Control. I checked for these unit keys in the maintenance office and found that only 5 were missing (quite a difference). Maintenance did a nice job of labeling the keys and putting them on large rings according to the units (eg 200's,300's, etc). Of the five missing, 1 has been received by maintenance, 1 has refused, and only 4 more unit needs to submit entry information/keys to maintenance. That is information I will send to Warren at K-C after maintenance confirms keys we have do in fact work.

I have asked K-C to let us know how many residents have submitted pest control waiver forms; I know they are swamped and since they probably have to go through each file, I am going to suggest that when the Board approves revised forms, we simply ask all residents to file a new one if they wish to be waived. Perhaps we need to add a selection on the new form that folks can check saying they want to use the contractor hired by the association.

Lastly, for those who complete orientations for new owners, please be sure they receive the form allowing them to agree or decline having their information published in the directory and/or be on the email listing. This has been a bit hit or miss and we have explored a variety of ways to be sure this form gets to our new community members. It shouldn't be given until a sale is complete, but even if the orientation is completed before that, the buyer can still receive the form and send it to Kate and Dan once purchase is complete.

Also during orientations, please remind new owners if they change locks, new keys must be given to maintenance and where the maintenance office is located. Somehow, we need to assure receipt of new lock keys—any ideas?

Sales

PINE RUN CONDO SALES		2018		SALES					
# Sold Units	Unit	Current Owner	New Owner	Application Date	Received Date	Approval Date	Settlement Date	Board & Maintenance Notified	Publication forms to VP & Editor of Newsletter
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	
4	360	Carolyn Keeney	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	209	Mary B Green Rev. Trust	Pamela Williams	01/26/18	02/01/18	02/01/18	02/22/18	Yes	
7	126	Julia Fallon; Fallon Trust	Lyle & Hazel Morse	02/06/18	02/16/18	02/16/18	02/27/18	Yes	
8	366	Dominica Mondo	Melonie & Jason Levine	02/21/18	03/12/18	03/14/18	03/27/18	Yes	
9	231	Dennis & Carolyn Wilbee	Curl S. Wilson	02/26/18	03/14/18	03/15/18	03/21/18	Yes	
10	117	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 and 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	
14	132	Chris L. Saffici	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	Frederick & Joan Weinerth	Lou Anne Hirschberg	10/09/18	10/18/18	10/20/18	11/09/18	Yes	
17	223	Paul M. & Kathleen Gibson	Melissa Steg	12/06/18	12/10/18	12/13/18	12/21/18	Yes	

Leases

A		B		C		D		E		F		G		H		I		J			
#	Leased	Units	2018	Unit	Owners	Rentors	Name(s)	Application	Received	Approved	Occupancy	Occupancy	Occupancy	Occupancy	Occupancy	Occupancy	Occupancy	Occupancy	Occupancy		
					Name(s)	Name(s)		Date	Date	Date	Date from	Date to	Date	Date	Date	Date	Date	Date	Date	Notified	
1																					
2																					
3																					
4																					
5	1	712			Russ Cool& Barbara Wetherbee	Karin & Bruce Bennett		12/15/17	02/16/18	02/21/18	03/01/18	03/31/18	03/31/18	03/31/18	03/31/18	03/31/18	03/31/18	03/31/18	03/31/18	03/31/18	Only Board
6	2	101			Andrea Lowe	Julia Gilbert; D & J Kersh		02/27/18	03/01/18	03/02/18	04/06/18	04/09/18	04/09/18	04/09/18	04/09/18	04/09/18	04/09/18	04/09/18	04/09/18	04/09/18	Only Board
7	3	211			Sarah & William Loftus	Scotty & Brittanie James		04/06/18	04/18/18	04/22/18	04/13/01	03/31/18	03/31/18	03/31/18	03/31/18	03/31/18	03/31/18	03/31/18	03/31/18	03/31/18	Only Board
8	4	230			Gary & Renee Kidney	Wendy & Bob Baker		04/11/18	08/07/18	08/08/18	04/01/18	04/30/18	04/30/18	04/30/18	04/30/18	04/30/18	04/30/18	04/30/18	04/30/18	04/30/18	Only Board
9		230			Gary & Renee Kidney	Thomas & Susan Brunnabend		04/11/18	08/01/18	08/02/18	01/01/19	03/31/19	03/31/19	03/31/19	03/31/19	03/31/19	03/31/19	03/31/19	03/31/19	03/31/19	Only Board
10	5	310			Betty Stevens-Marcum & H Bridewell	Elizabeth Arnold & 2 others		05/31/18	06/06/18	06/07/18	06/15/18	09/30/18	09/30/18	09/30/18	09/30/18	09/30/18	09/30/18	09/30/18	09/30/18	09/30/18	Only Board
11		310			Betty Stevens-Marcum	Robert Kellerhalls		06/10/18	06/12/18	06/12/18	06/22/18	09/30/18	09/30/18	09/30/18	09/30/18	09/30/18	09/30/18	09/30/18	09/30/18	09/30/18	Only Board
12		310			Betty Stevens & Hunter Bridewell	Sangchan Chean Ianleng		07/11/18	07/17/18	07/18/18	07/12/18	10/31/18	10/31/18	10/31/18	10/31/18	10/31/18	10/31/18	10/31/18	10/31/18	10/31/18	Only Board
13	6	301			Fred & Joni Weinerth	Amy Mitchell		07/15/18	07/19/18	07/20/18	08/15/18	09/15/18	09/15/18	09/15/18	09/15/18	09/15/18	09/15/18	09/15/18	09/15/18	09/15/18	Only Board
14	7	228			David & Mary Bond	Mary & Paul Badeau		07/17/18	08/06/18	08/07/18	11/01/17	10/31/18	10/31/18	10/31/18	10/31/18	10/31/18	10/31/18	10/31/18	10/31/18	10/31/18	Only Board
15	8	244			Louis & Joan Komer	Inwin Konopolosky		08/03/18	08/24/18	08/24/18	12/01/18	01/31/19	01/31/19	01/31/19	01/31/19	01/31/19	01/31/19	01/31/19	01/31/19	01/31/19	Only Board
16		712			Russ Cook & Barbara Weatherbee	Kevin Garrett & Cheryl McChesney		10/08/18	11/14/18	11/15/18	01/15/18	04/15/18	04/15/18	04/15/18	04/15/18	04/15/18	04/15/18	04/15/18	04/15/18	04/15/18	Only Board
17		301			Fred & Joni Weinerth	Dora Lantsman		11/03/18	11/07/18	11/09/18	12/03/18	03/31/19	03/31/19	03/31/19	03/31/19	03/31/19	03/31/19	03/31/19	03/31/19	03/31/19	Only Board
18	9	355			Cindy & Chuck Hodge	Christine Nicholson		11/13/18	11/21/18	11/23/18	01/08/19	03/28/19	03/28/19	03/28/19	03/28/19	03/28/19	03/28/19	03/28/19	03/28/19	03/28/19	Only Board
19	10	362			Ann Whiteley	Christopher Falzone & Kristin Gubocki		08/25/18	11/21/18	11/23/18	10/01/18	09/30/18	09/30/18	09/30/18	09/30/18	09/30/18	09/30/18	09/30/18	09/30/18	09/30/18	Only Board
20		101			Andrea Lowe	William and Jane Sneeringer		08/31/18	09/12/18	09/15/18	02/01/19	02/28/19	02/28/19	02/28/19	02/28/19	02/28/19	02/28/19	02/28/19	02/28/19	02/28/19	Only Board
21	11	313			Anthony DeLorenzo	Patricia (Patsy) Lucas		11/01/18	01/08/19	01/08/19	11/01/18	11/30/19	11/30/19	11/30/19	11/30/19	11/30/19	11/30/19	11/30/19	11/30/19	11/30/19	Yes
22	12	216			Kevin Hanon & Barb Jones	Bruce & Claire Drury		10/09/18	01/08/19	01/08/19	01/01/19	03/31/19	03/31/19	03/31/19	03/31/19	03/31/19	03/31/19	03/31/19	03/31/19	03/31/19	Yes
23	13	102			Ellesebeth Starnes	Ian & Caroline Starnes		12/22/18	01/08/19	01/08/19	12/22/18	12/22/19	12/22/19	12/22/19	12/22/19	12/22/19	12/22/19	12/22/19	12/22/19	12/22/19	Yes
24	14	132			Jacqueline & Joe Gessner	Craig & Holly Miller		11/07/18	01/08/19	01/08/19	02/01/19	03/02/19	03/02/19	03/02/19	03/02/19	03/02/19	03/02/19	03/02/19	03/02/19	03/02/19	Yes
25	15	207			Laurent Schurch	Vivian Robinson & John Birch III		11/27/18	01/08/19	01/08/19	02/01/19	02/01/19	02/01/19	02/01/19	02/01/19	02/01/19	02/01/19	02/01/19	02/01/19	02/01/19	Yes
26	16	110			Donald & Michelle Susanen	Diane & David Lawrence		12/19/18	01/08/19	01/18/19	02/01/19	04/30/19	04/30/19	04/30/19	04/30/19	04/30/19	04/30/19	04/30/19	04/30/19	04/30/19	Yes
27	17	305			Jay Bartner & Claire Doheny	Mary Patterson		11/21/18	01/08/19	01/08/19	02/01/19	02/28/19	02/28/19	02/28/19	02/28/19	02/28/19	02/28/19	02/28/19	02/28/19	02/28/19	Yes
28		305			Jay Bartner & Claire Doheny	George & Gail O'Connor		11/21/18	01/08/19	01/08/19	12/15/18	01/31/19	01/31/19	01/31/19	01/31/19	01/31/19	01/31/19	01/31/19	01/31/19	01/31/19	Yes
29	18	124			Linda Gregory & Rich Peterson	Gary & Sally Goodwin		11/17/18	01/08/19	01/08/19	01/15/19	04/15/19	04/15/19	04/15/19	04/15/19	04/15/19	04/15/19	04/15/19	04/15/19	04/15/19	Yes

Visitors

2018																		
Unit	Owners	Visitors	Application	Received	Approved	Occupancy	Occupancy	Board & Maintenance										
	Name(s)	Name(s)	Date	Date	Date	Date from	Date to	Notified										
122	Alexia & James Perez	Suzanne & Gary Andelora	02/09/18	02/14/18	02/28/18	02/19/18	02/25/18	Yes										
209	Pamela Williams	Mary E. Green	02/26/18		02/28/18	02/22/18	04/15/18	Yes										
360	Charles & Bria Freyer	Carolyn Keeney	02/12/18		02/28/18	02/12/18	04/15/18	Yes										
101	Andrea Lowe	Antse Wodarzx & 4 others	08/07/18	08/20/18	08/23/18	09/01/18	09/13/18	Yes										
110	Donald & Michelle Susanen	K. Wiernicki, Jen Kennedy & Dau	10/15/18	10/25/18	10/26/18	12/23/18	12/31/18	Yes										
306	Mike & Patty Harshbarger	Kearra Kane	12/07/18	12/11/18	12/13/18	12/11/18	12/15/18	Yes										
306	Mike & Patty Harshbarger	Whitney Kolongowski & 3 kids	12/07/18	12/11/18	12/13/18	01/19/19	01/26/19	Yes										
117	Naomi King (Tawny Owl)	Karena Murray	12/10/18	12/10/18	12/16/18	01/01/19	04/01/19	Yes										

PRESIDENT'S REPORT JANUARY 2019

We have no shortage of contractors and projects taking place at Pine Run. As is typical, each project turns into another project, so we have more happening than we anticipated. It all is good, as the improvements will, in the end, lead to not only increased property values for all, but to the well-being of Pine Run and all who reside here. We need to remind ourselves of that every day during the disruption. I know many snow birds would prefer that all this work was done in the summer, but rainy season is not the ideal time for improvement projects. Plus, we would hate to have you miss out on all the fun.

Renovations on Buildings 10, B and 9 are almost done. The new roof is on Building 10, roofing is being done on Building 9, and will begin soon on Building B. The painters will start soon on Building 10. We will be putting out bids for work this year on Buildings A, D, 2 and 6.

We continue to deal with rodents and termites that seem to like living in Pine Run as much as the rest of us. Residents are asked to be on the lookout for any signs of either type of pest, and contact Hoskins Pest Control right away. It is important that owners do their part by having units checked in their absence, that measures be taken so that plumbing traps are not allowed to dry out, and that doors, windows and sliders be maintained so that there are no openings for critters even as small as termites to enter.

The mailing for the annual meeting on February 5th at 7:00 pm has gone out, and it has been posted. All owners will be asked to vote to allow any surplus operating funds of 2018 to be carried forward into the 2019 budget. Owners are also asked to vote to allow the borrowing of reserve funds to pay the insurance premiums midyear, with all funds repaid by the end of the year. Section 1 owners only will be asked to vote on several items for the recreation area, which is part of Section 1. Two of the items are being voted on retroactively. We have been advised that both the pickleball courts and the security cameras can be considered material alterations to the common element, and thus must be approved by Section 1 owners. Additional votes for Section 1 owners are for the addition of an acoustic fence along the southern border of the pickleball courts, for an additional security camera for the pickleball/tennis courts, and for a picnic table, grill, firepit area in the common element near the pool. As we continue to make improvements to the recreation area, we believe it is important to increase the security in these areas with cameras. It will also allow for better monitoring to ensure that our recreation facilities are only used by residents and guests in accordance with the rules. It is extremely important that all owners either attend and vote in person or complete and return their proxy. We need to have a quorum of owners.

A problem with a parking accommodation made in the 700's has been referred to our attorney.

I was part of a panel to preview and offer input on a new county program that will be available to both HOA's and COA's. I will have more to share on that once the program is launched and

available. It did give me an opportunity to ask about the plausibility of applying for a grant for sidewalk leveling. Unfortunately, grants are not available for anything that could be considered maintenance, so this is another project that we will probably have to tackle on our own.

A reminder that during the winter months, we get landscaping services by TruScapes every two weeks. GardenMasters is treating weeds and plants, where necessary, this month. Molly's Native Plantings will be installing plants behind the odd side of the 200's next week.

Enjoy the newly renovated pool, get to know your neighbors, attend a social gathering, relish the 60 degree "cold fronts", and most importantly – **VOTE!**

PINE RUN ASSOCIATION, INC.

Sign In Sheet and Request to Speak on an Agenda Topic. Date: ~~1/23/19~~ 1/24/19

Name	Address/Lot #	Requesting to Speak Y/N	Topic (3 minute limit per subject).
CARIL BROWN	708	Y	FLAT ROOF
STEVE SHAWLO	715	Y	MAYBE
Margy Wadlow	227	?	2 Flat roof
Jue Grove	711	N	
Nancy Evans	132 WD		
Cherie Gessner	352 Pine Run	N	
Eloise Greene			