

**BOARD OF DIRECTORS MEETING
PINE RUN CONDOMINIUM ASSOCIATION, INC.
Sept. 5, 2019 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 June 27, 2019**
- VII. BOARD REPORTS**
- VIII. OLD BUSINESS**
 - a) Continuation of Owners' Meeting**
 - b) Rule Revisions**
 - c) Shared Use Agreement with Blackburn Point Woods**
 - d) 713 deck**
- IX. NEW BUSINESS**
 - a) Tree Bids**
 - b) Building 3 Leak**
 - c) Dorian**
 - d) AC Unit Exercise Room**
 - e) Budget Preparation**
 - f) Small Pool**
 - g) Building 2 Bids**
- X. PUBLIC COMMENT**
- XI. ADJOURNMENT**

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
PINE RUN ASSOCIATION, INC.
THURSDAY, SEPTEMBER 5, 2019
8:30 A. M.**

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

The meeting was called to order by the President, Keenie Bugenhagen, at 8:32 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 Steve Ross and seconded by Karen Stone, to approve the minutes of the Board of Directors meeting of June 27, 2019, as presented.

MOTION PASSED.

BOARD REPORTS

Kate Koski: No report.

Secretary - Karen Stone: The Secretary's report was reviewed and is attached and made a part of these original minutes.

Maintenance – Steve Ross: MOTION was made by Kate Koski and seconded by Karen Stone to approve the AGM requests from:

- Unit # 712: Add an eye hook in the carport to secure bicycle.
- Unit # 361: Repair rotten wood floor on front porch decking.
- Unit # 367: Repair rotten wood floor on front porch decking.
- Unit # 113: Replacement of the air conditioning system.
- Unit # 763: Screen in lanai.
- Unit # 759: Renovate interior of unit including master bath, master bedroom and living room.
- Unit # 238: Replace front door and paint an approved color.
- Unit # 227: Install new kitchen cabinets, countertops and flooring.
- Unit # 132: Remove and replace indoor outdoor carpet and replace screen door.
- Unit # 306: Replace cartridge for shower and repair wall.
- Unit # 131: Replace carpet with Mexican tile in both bedrooms.
- Unit # 131: Replacement of the air conditioning system.
- Unit # 360: Replace and install dining room chandelier, replace bathroom exhaust fans and lights, and interior entry light.

MOTION PASSED.

(For: Hodge, Koski, Ross, Stone. Abstain: Bugenhagen for votes on Unit # 131).

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

Vice President - Damon White: Absent.

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

AGM: MOTION was made by Kate Koski and seconded by Owen Hodge to approve the following AGM request:

Unit # 220: To install three native Firebush plants behind the carport, as presented.

MOTION PASSED.

MOTION was made by Owen Hodge and seconded by Kate Koski to renew the annual apartment lease, effective September 1, 2019, at the same price of \$1,125.00, per month.

MOTION PASSED.

MOTION was made by Steve Ross and seconded by Kaye Koski to approve the free, owner taught gentle yoga classes in the clubhouse, pending a positive review by the Association's insurance agent.

MOTION PASSED.

UNFINISHED BUSINESS.

- a. Continuation of Owner's Meeting: Covered.
- b. Rule Revisions: No action taken. Waiting on attorney rewrite of section regarding placing items on common and limited common areas.
- c. BPW Shared Use Agreement: MOTION was made by Kate Koski and seconded by Steve Ross to approve the Shared Use Agreement new agreement, which will begin on January 1, 2020, with a BPW beginning contribution of \$22,000, for 44 households to use the recreation area and include a 3% annual increase through 2023, as presented.

MOTION PASSED.

- d. Unit # 713 Deck: MOTION was made by Kate Koski and seconded by Karen Stone to approve the purchase of material for the Unit # 713 deck, at a cost not to exceed \$1,000.

MOTION PASSED.

NEW BUSINESS.

- a. Tree Bids: MOTION was made by Owen Hodge and seconded by Karen Stone to approve up to \$2,550, for trimming of the trees listed on the proposal reviewed by the Board, as presented.

MOTION PASSED.

- b. Building # 3 Leak: Management is obtaining proposals for a leak detection company.

- c. Hurricane Dorian: E-mail blasts were sent out to owners preparing them for the storm.
- d. Air Conditioning in Exercise Room: MOTION was made by Kate Koski and seconded by Steve Ross to approve Option # 2, as presented by Royal Air, at a cost not to exceed \$4,225, as presented.

MOTION PASSED.

- e. Budget Preparation: An open workshop session will be held on September 12, at 2:00 P. M., in the clubhouse.
- f. Small Pool: Economy Pools is looking for an engineer.
- g. Building # 2 Bids: MOTION was made by Owen Hodge and seconded by Steve Ross to approve the roof proposal of \$42,450, and the painting proposal of \$13,500, for Building # 2, as presented.

MOTION PASSED.

Public Comment: 1). Thanks to the Board for addressing the dog issue. It was suggested that the Board consider restrictions that may include height, weight and breed. 2). The \$1.99 fee that was added by the payment processing center has been frozen until January. Conversations are ongoing regarding a revised processing amount.

MOTION was made by Karen Stone and seconded by Kate Koski that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 10:22 A. M. The next regularly scheduled Board of Directors meeting will be held on Thursday, September 26, 2019, at 8:30 A. M., at the clubhouse.

Respectfully submitted,



James S. Kraut,
For the Secretary

Secretary's Report for
Board of Directors Meeting
September 5, 2019

Sales and lease statistics for this month are attached. There has been 1 new sale, one visitor and 4 new leases since our last Board of Director's meeting. There are 2 more leases pending.

Owner turnover in sales now number 29 since January of 2018.
Owner leases now number 26 since January of 2018.

I will be looking at paring down the orientation for rentors; what we have seems more fitting for new owners.

Question: Is it the owner's responsibility to provide a directory for their rentors?

PINE RUN CONDO SALES		2018		PINE RUN		CONDO SALES		SALES		
# Sold Units	Unit	Current Owner	New Owner	Application Date	Received Date	Approval Date	Settlement Date	Board & Maintenance Notified	Publication forms to Kate	Orientation Completed
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 Balinghausen	Kelly Brayton	01/19/18	01/25/18	01/25/18	02/01/18	Yes		
4	360	Carolyn Keeney	Charles & Bria Lynn Freyer	01/28/18	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	Melonia & Jason Levine	02/12/18	03/12/18	03/14/18	03/27/18	Yes		
9	231	Dennis & Carolyn Wilbee	Curf S. Wilson	02/26/18	03/14/18	03/15/18	03/21/18	Yes	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 Stieg	12/06/18	12/10/18	12/13/18	12/21/18	Yes		
2019										
17+1=18	752	Ronald & Barbara Skonning	Larry & Pamela Seitter	01/22/19	01/25/19	01/28/19	not listed	Yes	Yes	Yes Damon
2=19	765	Owen & Jacqueline James	Stuart & Veronica Shapiro	01/22/19	01/25/19	01/28/19	not listed	Yes	Yes	
3=20	214	David-Paul Joseph Nezelek	Thomas & Susan Brunnabend	01/10/19	01/25/19	01/28/19	02/14/19	Yes	Yes	
4=21	238	Doris Cox	Christine Vann	01/25/19	02/05/19	02/07/19	02/28/19	Yes	Yes	
5=22	307	DeLynn V. Copping	David Neumann	03/13/19	03/22/19	03/23/19	03/29/19	Yes	Yes	Yes Karen
6=23	767	Jody Smith & Trisha Smith	Robert & Tracy Davis	03/13/19	03/22/19	03/23/19	not listed	Yes	Yes	Yes Damon
7=24	717	Brian & Jenny Walker	Dawn Quinn	03/11/19	03/25/19	03/27/19	04/02/19	Yes		
8=25	754	Avonelle Edwards	Pamela J Brow	04/10/19	04/16/19	04/17/19	05/06/19	Yes	Yes	Yes Damon
9=26	200	Rosalie B Sigel	Stephen Renville	04/20/19	04/22/19	04/24/19	not listed	Yes		
10=27	104	John C Fitzpatrick	Mike Ogborn	04/11/19	05/14/19	05/15/19	05/17/19	Yes	Yes	Yes Keenie
11=28	112	Priscilla Adams/Chirtel Family Trust	Mike and Patty Harshbarger	05/06/19	05/14/19	05/17/19	06/05/19	Yes	Yes	
12=29	215	Jacob & Emily Heldstab	Tanya K Young	08/07/19	08/08/19	08/14/19	08/28/19	Yes	Yes	

Leases

A	B	C	D	E	F	G	H	I	J	
# Leased Units	Unit	Owners	Rentors Name(s)	Application Date	Received Date	Approved Date	Occupancy Date from	Occupancy Date to	Board & Maintenance Notified	Oriental
1										
2		2018								
3										
4										
5	1	Russ Cool & Barbara Weatherbee	Karin & Bruce Bennett	12/15/17	02/16/18	02/21/18	03/01/18	03/31/18	Only Board	
6	2	Andrea Lowe	Julia Gilbert; D & J Kersh	02/27/18	03/01/18	03/02/18	04/06/18	04/09/18	Only Board	
7	3	Sarah & William Loftus	Scotty & Brittanie James	04/06/18	04/18/18	04/22/18	04/13/01	03/31/18	Only Board	
8	4	Gary & Renee Kidney	Wendy & Bob Baker	04/11/18	08/07/18	08/08/18	04/01/18	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	Only Board	
10	5	Betty Stevens-Marcum & H Bridewell	Elizabeth Arnold & 2 others	05/31/18	06/06/18	06/07/18	06/15/18	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	Only Board	
12	310	Betty Stevens & Hunter Bridewell	Sangchan Chean Ianteng	07/11/18	07/17/18	07/18/18	07/18/18	10/31/18	Only Board	
13	6	Fred & Joni Weinerth	Amy Mitchell	07/15/18	07/19/18	07/20/18	08/15/18	09/15/18	Only Board	
14	7	David & Mary Bond	Mary & Paul Badeau	07/17/18	08/06/18	08/07/18	11/01/17	10/31/18	Only Board	
15	8	Louis & Joan Komer	Irwin Konopolsky	08/03/18	08/24/18	08/24/18	11/01/17	10/31/18	Only Board	
16	712	Russ Cook & Barbara Weatherbee	Kevin Garrett & Cheryl McChesney	10/08/18	11/14/18	11/15/18	12/01/18	01/31/19	Only Board	
17	301	Fred & Joni Weinerth	Dora Lantsman	11/03/18	11/07/18	11/09/18	12/03/18	03/31/19	Only Board	
18	9	Cindy & Chuck Hodge	Christine Nicholson	11/13/18	11/21/18	11/23/18	01/08/19	03/28/19	Only Board	
19	10	Ann Whiteley	Christopher Falzone & Kristin Gubocki	08/25/18	11/21/18	11/23/18	10/01/18	09/30/18	Only Board	
20	101	Andrea Lowe	William and Jane Sheeringer	08/31/18	09/12/18	09/15/18	10/01/18	02/28/19	Only Board	
21		2019								
22	11	Anthony DeLorenzo	Patricia (Patsy) Lucas	11/01/18	01/08/19	01/08/19	11/01/18	11/30/19	Yes	
23	12	Kevin Hanon & Barb Jones	Bruce & Claire Drury	10/09/18	01/08/19	01/08/19	01/01/19	03/31/19	Yes	
24	13	Ellesebeth Starnes	Ian & Caroline Starnes	12/22/18	01/08/19	01/08/19	12/22/18	12/22/19	Yes	
25	14	Jacqueline & Joe Gessner	Craig & Holly Miller	11/07/18	01/08/19	01/08/19	02/01/19	03/02/19	Yes	
26	15	Laurent Schurch	Vivian Robinson & John Birch III	11/27/18	01/08/19	01/08/19	02/01/19	03/31/19	Yes	
27	16	Donald & Michelle Susane	Diane & David Lawrence	12/19/18	01/08/19	01/18/19	02/01/19	04/30/19	Yes	
28	17	Jay Barther & Claire Doheny	Mary Patterson	11/21/18	01/08/19	01/08/19	02/01/19	02/28/19	Yes	
29	305	Jay Barther & Claire Doheny	George & Gail O'Connor	11/21/18	01/08/19	01/08/19	02/01/19	01/31/19	Yes	
30	18	Linda Gregory & Rich Peterson	Gary & Sally Goodwin	11/17/18	01/08/19	01/08/19	01/15/19	04/15/19	Yes	
31	124	Cindy & Chuck Hodge	Cindy Deveaux	10/13/18	02/14/19	02/16/19	04/03/19	05/06/19	Yes	
32	19	Lloyd & Linda Christiansen	Jane Ryer	12/28/18	02/14/19	02/16/19	02/01/19	04/01/19	Yes	
33	20	Kathy & Bernard Fowler	M. Blumenstein & T. Wontrobski	10/31/18	03/11/19	03/16/19	02/14/19	03/31/19	Yes	
34	21	Dirk & Melissa Stroh	Francis Joseph Renda Jr.	03/10/19	03/15/19	03/16/19	03/15/19	03/15/20	Yes	No-unat
35	244	Louis & Joan Komer	Michelle Caron Impelluso	03/07/19	03/15/19	03/16/19	05/01/19	01/31/20	Yes	Yes Stevk
36	310	Betty Stevens-Marcum	Valerie Iaccone	03/11/19	03/18/19	03/18/19	04/01/19	10/01/19	Yes	Yes Karei
37	244	Louis Komer	Judith A. Hillier	04/01/19	04/12/19	04/13/19	02/01/20	04/30/20	Yes	
38	139	Clyde Wells	Michael J. Radzowski	04/04/19	04/12/19	04/13/19	04/15/19	10/31/19	Yes	Yes Keen
39	211	William & Sarah Loftus	Daniela C. Santecchia	07/20/19	07/22/19	07/26/19	07/28/19	07/28/20	Yes	
40	306	Mike and Patty Harshbarger	Jessie McClure	07/29/19	07/30/19	07/30/19	08/05/19	02/15/20	Yes	Yes Karei
41	107	Amala & Kasvesary Krishnan	Lilian M. Lykes	06/21/19	08/01/19	08/01/19	07/01/19	06/30/20	Yes	N/A Cont'
42	105	Anna Frei, K. Cleaver & C. Knuckles	John & Janice Hughes	07/01/19	07/08/19	08/01/19	08/01/19	07/31/20	Yes	N/A Cont'

We have not yet received our end of the year audit from Menchinger and Tyack. There have been complications due to what categories the various payments are assigned. Our bill from Menchinger and Tyack will be \$1000 or \$2000 over the budget of \$9000. I have confidence in the accuracy of Menchinger and Tyack auditing. However this is the second year we have had to wait several months for this critically important information. Keys-Caldwell is looking into other auditing firm options.

In the process of compiling the audit Andrew Tyack informed me that there was a double payment of \$10,350 made to Hagen Construction. The bid for Building B came to \$45,000 to be payed in 4 installments of \$11,250. The 4th and final installment was reduced by \$900 which comes to \$10,350. (The reduction had to do with gutters.) I checked the data involving invoices, payments, and checks written. It is clear to me that two checks for \$10,350 were issued and that Hagen has been overpaid by \$10,350. Hagen has agreed to refund that amount. I take responsibility for this error. I sign all the checks. These identical payments were only a couple of days apart and I should have checked it out. Also, to be very clear, Hagen was not trying in any way to take advantage of our error. He expected that we would deduct the amount from his bill for unit 9.

Last year we ran up against the deadline for mailing out the budget. I would like to avoid a similar situation this year. We should try to have our 2020 budget proposal completed for the September board meeting so we have ample time to get it mailed out 30 days ahead of the November association budget meeting. That means we should schedule a public Pine Run budget session in the clubhouse next week for board members and interested owners to analyze the draft I have prepared. The Pine Run president and treasurer should then meet with Jim Kraut at Keys-Caldwell the following week to assemble the completed budget which can then be mailed out to the Pine Run owners.

Here is a summary of what I have drafted for the 2020 budget as well as for our multi-year roof restoration project.

* 2020 Maintenance Budget

The total 2019 Maintenance budget was \$762,000. There will definitely be a deficit of about \$25,000 to carry over from the 2019 maintenance budget to the 2020 budget. The deficit is mostly from the expenses for Commons where we incurred a \$31,000 repair of the drainage system as well as legal expenses that are currently \$10,000 over budget and rising. Our 2019 insurance expense will be \$15,000 under budget which does keep the deficit from being even higher. The 2020 maintenance budget is projected to be \$804,549. Most of this increase is due to the deficits from the Commons account.

***2020 Reserve Funds**

We continue to fully fund our reserves with the various amounts based on our reserve study. There are two considerations to take into account. First we only began fully funding reserves four years ago. Second, construction costs are rising and some of the amounts given for replacement value are low. Monthly assessments for reserves will remain at about the same level as in 2019. The roof and building restoration reserves will need to be augmented by special assessments in 2020.

***2020 Monthly Assessments**

Monthly assessments are projected to increase in the \$10 to \$20 a month range.

***2020 Special assessments**

The board is committed to replacing all Pine Run building roofs by 2022. So far nine buildings out of 17 have been completed. There was a special assessment to begin this project in 2016. For the next three years the roof project was funded through reserves generated by monthly assessments. The costs for the work on the buildings has increased substantially over that period of four years. Special assessments will be required in 2020 for buildings A,D,4, and 6.

Section 1 \$98,000 in 6 monthly payments.

1 bedroom/A \$164.96 1 Bedroom/B \$205.80 Townhouse \$236.84
2 Bedroom/Up \$267.08 2 Bedroom/Down \$267.86 3 Bedroom \$300.54

Section 2 \$24,000 in 6 monthly payments

1 Bedroom \$83.86 2 Bedroom \$107.86 3 Bedroom \$118.56

Section 3 \$42,000 in 6 monthly payments

1 Bedroom \$129.72 2 Bedroom \$167.70 3 Bedroom \$184.45

***Multi-Year Roof Projections**

2021 Buildings E and 8 No special assessments

2022 Buildings F and 5 Section 1 special assessment \$65,000 (Projection)
Section 3 special assessment \$48,000 (Projection)

PRESIDENT'S REPORT

September 5, 2019

While there are not a lot of residents in Pine Run during the summer months, there has been no shortage of activity. Painting was completed on Building 9. Maine Frame completed work on Building C and has moved on to Building 2. Roofing projects are running behind schedule, which is not a surprise with the amount of rain that has fallen this summer. Soon Tioli Roofing will begin work on Building C. The maintenance staff built a new bike rack by the tennis courts, which is a vast improvement over the one that was there. They also removed the old, rusted paper towel dispensers and garbage units from the locker rooms, and installed new equipment, complete with a drywall job and painting. It looks much better! In the past week, gutters have been installed on newly renovated Buildings 9 and 10. The section of new fence behind the small pool has been completed. The new plantings in front of it are quickly growing taller than the fence in many areas. More of the fence will be completed with cooler weather. The rain also prevented the clubhouse steps from being painted on the chosen date, so as the weather becomes more reliable, we will look towards setting a new date. The new lagoon aerator has been installed and looks wonderful!

The annual fire extinguisher exchange took place. I received a list of 25 units that did not have their extinguisher replaced, as there was no access to the unit. Letters were sent to all these units indicating that we need a key. Several units responded that we had a key. Maintenance staff went back around checking units. They found that in some of these units, they just had to do some key wiggling and manipulation, and some units provided us with a combination for the combination lock. At this point, we still have 13 units for which we have no key or code. Staff will follow up to see that all units get a new fire extinguisher. It is important that when owners change their locks that they provide us with a key. Most lock pads also come with a key.

We have had a few legal matters come up over the summer. A HUD Complaint has been filed against the Association regarding the noise from the pickleball courts. Travelers, our former insurance carrier, has assigned us an attorney. Travelers will cover the fees for representation once we have met our deductible. I have been working with this attorney, as well as the Association attorney, since the complaint was filed. We hope to reach an agreement to settle this manner.

Unfortunately, we had an unleashed dog jump on a resident, causing minor injury. Both the Sheriff and Animal Control were called, and a report was filed. A letter was sent by our attorney to the owner of the unit. The same dogs have apparently also caused damage to a lanai of a neighboring unit. The owner of the unit where the dogs reside was sent a letter by our attorney. The owner has reported that his lease with the owner of the dogs does not allow pets, so he has given the dog owner a 30-day notice to vacate the premises.

I have also signed a lien against a unit that has stopped making payments. We will continue to pursue all means to minimize our losses. These situations involve time on the part of the Board of Directors and the management company, and expense on the part of the Association.

Our lease is up with the tenants of our rental apartment. The current occupants would like to renew the lease. I recommend that we approve the renewal of the lease under the present terms.

The first two months of our contract with our new landscaper have been somewhat rocky. I have made up checklists of what needs to be done on a weekly basis at this time of year, and those tasks that need to be done on a monthly or as needed basis. I will continue to monitor the situation. I will also go through the contract page by page with the contractor to try to improve our service. If conditions don't improve, we will need to revisit our agreement.

Now that work on buildings in Section 3 has been completed, we will be scheduling the dryer vent cleaning of the units in this section.

We have a new resident in the 700's who has submitted a proposal to offer a free weekly gentle yoga class to residents starting in October through May 2020. She is a certified yoga instructor with insurance. She would, however, require participants to sign a waiver. The social club may elect to put up a voluntary donation box with proceeds going to the social club to benefit social club activities and clubhouse improvements. I have sent her proposal to our insurance company for comment. If they do not have any objection, I think this is a wonderful addition to our social club schedule, and heartily endorse our approval of this proposal. I, for one, could use it.

Our contract with Keys-Caldwell for weekend pool testing has gone extremely well. Mark is here early every Saturday and Sunday morning, and we receive monthly reports, as well as daily notifications of any problems noted. I have not had any volunteers step forward yet to take over these weekend testings, so we have continued this service for the month of September. Given the state of our operations budget, once we have volunteers, we will probably need to suspend this service for the season.

We have some electrical issues occurring in the clubhouse that may require some rather expensive repairs. I will schedule an electrician for our next board meeting to explain the issues, and our options.

I have one A/GM to present for Unit 220.

I would like to extend my appreciation to all those who work to make Pine Run a better place to live, especially our treasurer, Owen Hodge, who works tirelessly all year round. This time of year, he puts in endless hours on our budget.

Sign In Sheet and Request to Speak on an Agenda Topic. Date: Sept. 15, 2019

Name	Address/Lot #	Requesting to Speak Y/N	Topic (3 minute limit per subject).
Julie Jones	104 Woodland Ln 306 PINE RUN	N	
Mike & Paty Hasbinger	112 Woodland Pl	N	
Chris Vann	238 Woodland Dr.	No	
Aurelia	360	No	
PAT HAMILTON	233	YES	DOG RULES
Ann Mc C	220	NO	
Marge Abdon	715	NO	