

UNAPPROVED
MINUTES OF THE MEETING
BOARD OF DIRECTORS
PINE RUN ASSOCIATION, INC.
THURSDAY, NOVEMBER 18, 2019
7:30 P. M.

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

The meeting was called to order by the President, Keenie Bugenhagen, at 7:30 P.M. at the clubhouse, a quorum being present. Proof of Notice was mailed at least 14 days in advance, with Agenda posted at least 48 hours in advance. All motions at this meeting were unanimously passed with all Directors present voting in favor of the motion, unless otherwise noted.

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: MOTION was made by Owen Hodge and seconded by Damon White to accept, with regret, the resignation of Kate Koski, effective November 19, 2019.

MOTION PASSED.

Reading/Approval of Minutes of Previous Meetings: MOTION was made by Steve Ross and seconded by Tom Foley, to approve the minutes of the Board of Directors meeting of October 24, 2019, as presented.

MOTION PASSED.

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

NEW BUSINESS.

- a. Budget: Owen Hodge reviewed the makeup of the budget and how all six separate budgets work together.

MOTION was made by Tom Foley and seconded by Steve Ross to approve the 2020 budget, as mailed to the ownership.

MOTION PASSED.

BOARD REPORTS

Vice President - Damon White: Stated that he was very happy that Keenie has returned from vacation.

Steve Ross: Unit # 236 closed today; he will set up an orientation meeting with the new owner.

Secretary - Karen Stone: Reviewed her report, which is attached and made a part of these original minutes. There were two closings today. She will be taking over the maintenance of the directory from Kate Koski.

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Treasurer - Owen Hodge: Read his report, which is attached and made a part of these original minutes. There are expenses that will be charged to alternative accounts.

MOTION was made by Owen Hodge and seconded by Steve Ross to hold a special assessment meeting for Section 1 and Section 3, on December 20, 2019, at 2:00 P.M.

MOTION PASSED.

Maintenance – Tom Foley: MOTION was made by Tom Foley and seconded by Karen Stone to approve the AGM requests from Unit # 202, for a garbage disposal, Unit # 133, for the replacement of a leaking washing machine valve, and Unit # 133, for a new water heater and the repair of two toilets, as submitted.

MOTION PASSED.

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

The request from Unit # 767, for a storage space on the lanai was deferred until after Mr. Foley can have a meeting with the owner. It was recommended that all owners who have the same floor plan, form a committee and provide the Board with a detailed plan of how the storage facility will be constructed, located and accessed.

MOTION was made by Tom Foley and seconded by Owen Hodge to approve the ARC request from Unit # 710, to remove the existing patio and replace it with a new patio, as submitted.

MOTION PASSED.

MOTION was made by Tom Foley and seconded by Steve Ross to approve the proposal from Unit # 131, for plantings behind their Unit, as presented, contingent upon obtaining signed approvals from all neighboring units.

MOTION PASSED.

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

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

UNFINISHED BUSINESS.

- a. HUD Complaint: No new information can be made available.
- b. Electrical Panel: Because of ongoing power issues, a new panel will be installed in the clubhouse.
- c. Kimes Engineering/Small Pool: The final report should be available for dissemination to contractors in two weeks.

- d. Rules: The Committee and the Board will meet with the Association's attorney to get an explanation on what could/should be allowed.
- e. Fence: The bank to the East of the property have reported that a section of Pine Run fence is located on bank property and needs to be moved. The work will be completed by the end of the year.

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NEW BUSINESS, CONT'D.

- a. Budget: Covered.
- b. Special Assessment: Covered.

Tom Foley was excused at 8:48 P. M.

- c. Nichiha Board Purchase: MOTION was made by Karen Stone and seconded by Damon White to approve the purchase of Nichiha Board from Lowes for renovation projects, at half price.

MOTION PASSED.

- d. Tree Bids: MOTION was made by Damon White and seconded by Steve Ross to accept the proposal from Harriman's Tree Service to remove an Oak Tree from Blackburn Point Road, and a Ligustrum at the Building # 5 carport, at a cost of \$3,200, as submitted, after first obtaining approval from the County.

MOTION PASSED.

Public Comment: 1). The reinstallation of the gutters on Building # 9 and 10, have still not been completed. 2). A new owner has volunteered to help Owen Hodge with the Association website. 3). Additional downspouts are needed to carry water away from the buildings. 4). The paint overspray at Building # 9 needs to be addressed. Owners who have overspray issues should submit a work order to the maintenance staff. 5). Signs need to be freshened up and a loose board on a sign between the 200's and the 300's needs to be tightened. 6). The electrician that installed the new light poles will be contacted about bulbs burning out. 7). Owners are willing to give concessions to be able to play pickle ball. 8). The owner of Unit # 767, is looking for a place to store two bicycles.

MOTION was made by Steve Ross and seconded by Damon White that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 9:06 P. M. The next regularly scheduled Board of Directors meeting will be held on Friday, December 20, 2019, at 2:00 P. M., at the clubhouse.

Respectfully submitted,

James S. Kraut,
For the Secretary