

**NOTICE  
BOARD OF DIRECTORS MEETING  
PINE RUN CONDOMINIUM ASSOCIATION, INC.  
MONDAY NOVEMBER 30, 2020  
PINE RUN CLUBHOUSE  
7:00 PM**

**Meeting limited to 10 persons if held inside due to weather.**

**ZOOM MEETING ID: 883 1219 9195**

**PASSWORD: 154508**

**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 22, 2020
- VII. BOARD REPORTS.
- VIII. OLD BUSINESS.
  - a. Re-opening
  - b. Property walk thru's 300....100's next
  - c. Work bids completed-pipes and canopy
  - d. Termite meeting
- VIII. NEW BUSINESS.
  - a. 2021 Budget
  - b. Regular pest schedule treatment
  - c. Notice of Public Hearing-Marijuana Dispensary
  - d. Owners meeting planning issues
  - e. HUD settlement
  - f. AGM's
- IX. PUBLIC COMMENT.
- X. ADJOURNMENT: Next meeting date to be determined

**MINUTES OF THE ZOOM MEETING  
BOARD OF DIRECTORS  
PINE RUN ASSOCIATION, INC.  
MONDAY, NOVEMBER 30, 2020  
7:00 P. M.**

Present: Kip Kellogg, President, Damon White, Vice President, Owen Hodge, Treasurer, Karen Stone, Secretary, Tom Foley, and Pat Hamilton and Steve Ross, Directors, Jim Kraut for Management and owners in the clubhouse and Zoom audience.

The Zoom meeting was called to order by the President, Kip Kellogg, at 7:05 P.M. in the clubhouse at the clubhouse, a quorum being present. Proof of Notice was mailed to all owners at least 14 days in advance, with the Agenda posted at least 48 hours in advance of this meeting. All motions passed at this meeting were unanimously approved 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 Damon White to approve the minutes of the Board of Directors meeting of October 22, 2020, as presented.

MOTION PASSED.

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

**BOARD REPORTS.**

Maintenance - Steve Ross: 1). Unit # 103 is still waiting for the gutters to be reinstalled. The contractor stated that the gutter company would be onsite this week. 2). In the future, money will be held back on all building renovation jobs until all of the work has been completed.

Tom Foley: Speed bumps work where they are located but there need to be more installed to slow people down. A place that could use them is the mailboxes at the 300's.

Pat Hamilton: No report.

Vice President – Damon White: No report.

Secretary - Karen Stone: 1). Her two-month report was reviewed, is attached and made a part of these original minutes. 2). Unit # 761 is sold and is scheduled to close on December 17.

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

President's Report – Kip Kellogg: 1). Reviewed his report, which is attached and made a part of these original minutes. 2). More signs will be coming for the tennis/pickleball courts. Play is limited to singles owner.

## UNFINISHED BUSINESS.

- a. Re-Opening: The small pool is open now after the restrooms were rebuilt.
- b. Property walk throughs 300's now and 100's next: 1). The first walk through was done in the 300's two weeks ago with the new Ipad and app., and it worked very well. 2). The next walk through will be done this Wednesday in the 100's at 9:00 A. M. Those participating in the walk through will meet at the clubhouse. The 200's and 700's will be done before year end.
- c. Work bids completed - pipes and canopy: 1). All of the stored drainage pipes have been removed from the property. 2) The tree canopy was raised last week so the branches do not hit the roofs of taller vehicles.
- d. Termite Meeting: There are continuing issues on the 700's. Naturzone has been doing spot treatments. A company named Pest Eliminators has provided estimates to treat the entire unit with injections into the studs inside the walls. Prices are as follows: 1 bedroom - \$300, 2 bedrooms - \$500, 3 bedrooms - \$600.

## NEW BUSINESS.

- a. 2021 Budget: MOTION was made by Tom Foley and seconded by Pat Hamilton to approve the proposed 2021 budget as amended. The amendment being the change to the Section 3 budget.

MOTION PASSED.

- b. AGMs: MOTION was made by Damn White and seconded by Steve Ross to approve the following AGMs as submitted:
  1. Unit # 200- landscaping.
  2. Unit # 707: New flooring.
  3. Unit # 239: Paint front door in approved color and reinstall storm door installed backwards.
  4. Unit # 206: New toilet in master bath.
  5. Unit # 133: Install new front door in approved color.
  6. Unit # 135: Replace old shrubs in front of the air conditioning unit with Florida Friendly plants approved by the Landscape Committee.

MOTION PASSED.

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

The ARC request from Unit # 708 to extend the patio with pavers was sent back to the owner for additional information including a detailed drawing and the approval of the immediate neighbors.

Tom Foley was excused at 7:56 P. M.


- c. Regular Pest schedule treatment: 1). Naturzone has taken over the pest control contract from Hoskins and has been asked to make their next treatment in December when more people are here. 2). Naturzone needs to respond more promptly to rodent reports.

- d. Notice of Public Hearing – Marijuana Dispensary: There is a public hearing on December 8 at 9:00 A. M. at the Ringling County Building Planning and Development Services room.
- e. Owners meeting planning issues: The meeting will be held onsite with Zoom capability. It will be easier if the television in the clubhouse can be used for the zoom call so that those in the clubhouse can see and hear those on the zoom call.
- f. HUD Settlement: 1). The settlement agreement was signed on November 2<sup>nd</sup>. 2). Settlement items include swapping ends for the tennis and pickleball courts, reducing pickleball courts from four to three, installing a sound barrier along the entire South side of the fence, making 9:00 A. M. Sunday start times for pickleball. 3). The Board is hoping this work will be done in January. 4). The sound barrier will be installed in-house. 5). The Association's insurance covered a large part of the settlement costs. 6). The swapping of the tennis and pickleball court will be a reserve expense.

Public Comment: 1). The annual meeting can be held at the clubhouse and still be held via zoom. 2). Owners were able to hear the meeting quite well through the laptop.

The meeting was adjourned by the President at 8:18 P. M. The next regularly scheduled Board of Directors meeting will be held on Thursday, December 31, 2020, at 8:30 A. M., in person and via Zoom.

Respectfully submitted,

  
James S. Kraut,  
For the Secretary

**BOARD OF DIRECTORS**  
**NOVEMBER 30, 2020 MEETING**  
**SECRETARY'S REPORT**

This report covers the months of October and November of 2020.

Lease activity has been alive and well. We have leased 8 units during these 2 months for occupancy from 10/1/2020 to 5/15/2021.

Only one sales has occurred; the buyers had leased the unit prior to purchase.

Some interesting comparative data.....

Leases

2019	2020
46	16

Sales

2019	2020
19	12

The differences between 2019 and 2020 are most likely in large part due to the pandemic. It will be interesting to see what happens once vaccines are available and we can rid all of us of this trying virus.

**November, 2020, Pine Run Treasurer Report**

Owen Hodge

**Operations:** In September the total for Pine Run operations expense was 7% over budget. As of October this is down to 5% over budget. The excess spending is mostly due to the need for unexpected major repairs in sections 1 and 2.

**Assessments:** In June there were 10 owners 90 days or more overdue. In September this was down to 5. In October down again to 2. One of these is close to a legal settlement.

**Amendments to the proposed 2021 budget:**

About a week ago Louis Komer of unit 244 pointed out an error in the proposed 2021 budget calculations for section 3 roof reserves. I very much appreciate this prompt input so that budget corrections can be done before the new year begins.

According to the propose budget:

Roof Replacement Cost	Estimated Yearend Balance	Additional Required
<b>\$200,000</b>	<b>\$150,720.</b>	<b>\$141,172.33</b>

Due to an error in managing the budget spread sheet, the additional amount required is incorrect. Subtracting \$150720 from \$200,000 comes to \$49280, not \$141,172.33.

Upon checking the other section 3 reserve calculations I found one more error and one needed update. The yearend estimated paint reserve balance should be \$33,207, not \$3317. The Pine Run October financial report confirms these calculations. Correcting these errors means that the reserve amount required for section 3 in 2021 has been reduced by \$37,244. The updated data from the October report also indicates that the estimate for the yearend balance of section 3 building restoration reserves should be adjusted and I have done that. The amended section 3 monthly assessments are shown below.

	<u>2020</u>	<u>2021 proposed</u>	<u>2021 corrected</u>
1 Bedroom-Maintenance Reserve	\$355.50	\$362.13	\$362.13
	<u>\$101.20</u>	<u>\$135.60</u>	<u>\$81.48</u>
Total	\$456.70	\$493.73	\$443.61
2 Bedroom-Maintenance Reserve	\$459.83	\$468.40	\$468.40
	<u>\$130.91</u>	<u>\$175.40</u>	<u>\$105.40</u>
Total	\$590.74	\$643.80	\$573.80
3 Bedroom-Maintenance Reserve	\$506.20	\$515.64	\$515.64
	<u>\$144.11</u>	<u>\$193.09</u>	<u>\$116.03</u>
Total	\$650.31	\$708.72	\$631.66

I have carefully analyzed all of the calculations and entries for Section 1, Section 2, Commons, Recreation, and Small Pool. No changes are needed for any of those budget categories.

## Presidents Report November 2020

Our community lost a pillar of longevity this day with the passing of Mussy Geer. She and her husband Dren, connect us to the beginning and the past of Pine Run. In my seven years of owning and living on property, I only have good thoughts of contact and interaction with this most gentle and decent couple.

If you saw the PR newsletter, I addressed the reopening of Pine Run. It appears that we are off to a good start. We should have the small pool bathrooms open for business by the end of the week. For the most part, the gatherings I have observed have fit into our ideal of staying safe and socially distant. The BOD can see the finish line from here, and we have no interest in falling short of surviving until we have a vaccine to address this pandemic. Bring on 2021 already.

We continue to work thru the natural delays in dealing with contractors. I am sympathetic to the owner's questions regarding time lines, but we are constantly asking and prodding and working towards finishing each project begun on some sort of schedule. It is clear that this is nearly impossible. There is no question regarding this topic that the board is not dealing with on your behalf. Reminding us over and over unfortunately does not make the job move faster.

There are other timely and important issues that will be dealt with throughout this agenda. Stay tuned for further updates...Kip

## Jim Kraut

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**From:** Daniel Muss <danmuss@gmail.com>  
**Sent:** Friday, October 30, 2020 2:36 PM  
**To:** muss, dan  
**Subject:** results of Picnic Assessment survey

Hi Everyone

Thanks to all of you who participated in our survey with regard to a special assessment of an average of \$50 to raise funds for a communal grill/picnic/fire pit area next to the pool. Based on your feedback, the Social Club has decided not to pursue a special assessment of the entire community, but, rather, to depend upon donations to fund the project. This was a suggestion that came from a number of folks opposed to an assessment. While there was numerically strong support for the assessment, respondents opposed to it were persuasive. This is a project that is meant to unite the community, not to divide it. We think we can raise enough through donations to accomplish the project, even though it might take a while longer for it to come fully to life. The main fundraising effort for the project is donations for engraved pavers. We are working on a website, where those who would like to memorialize a loved one, commemorate their Pine Run experience, honor their family or celebrate a special achievement, can order an engraved paver to be laid in the new area. More information about this will be coming in the next week. Meanwhile, again, thank you to those of you who responded for your support. Whether you were for or against the assessment, your input was very helpful to us to move forward with plans to make this communal fun-space a reality.

Gail Brown  
President  
Pine Run/BPW Social Club