

NOTICE
BOARD OF DIRECTORS MEETING
PINE RUN CONDOMINIUM ASSOCIATION, INC.
THURSDAY JANUARY 28, 2021
PINE RUN CLUBHOUSE
8:30 AM
Meeting held outside

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 December 31, 2020
- VII. BOARD REPORTS.
- VIII. OLD BUSINESS.
 - a. Pool heaters
 - b. New landscaping vendor
 - c. Pests
 - d. Speed bumps
- VIII. NEW BUSINESS.
 - a. Clubhouse deck Special Assessment
 - b. Sport court closure for repairs/repainting
 - c. Owner's meeting/proxy ballots
 - d. AGM's
- IX. PUBLIC COMMENT.
- X. ADJOURNMENT: Next meeting Feb. 2nd, 2021 @ 7:00 p.m. via zoom

**MINUTES OF THE ZOOM MEETING
BOARD OF DIRECTORS
PINE RUN ASSOCIATION, INC.
THURSDAY, JANUARY 28, 2021
8:30 A. M.**

Present: Kip Kellogg, President, Damon White, Vice President, Owen Hodge, Treasurer, Tom Foley, (Arriving at 8:38 P. M.), Pat Hamilton and Steve Ross, Directors, Jim Kraut for Management and owners in the audience. Absent: Karen Stone, Secretary.

The Zoom meeting was called to order by the President, Kip Kellogg, at 8:34 A.M. in the parking lot at the clubhouse, a quorum being present. Proof of Notice was mailed to all owners at least 14 days in advance, with 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 Pat Hamilton and seconded by Damon White to approve the minutes of the Board of Directors meeting of December 31, 2020, as presented.

MOTION PASSED.

BOARD REPORTS.

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

Vice President – Damon White: Read the Landscape report, which is attached and made a part of these original minutes.

Secretary - Karen Stone: No report.

Maintenance - Steve Ross: No report.

Maintenance - Tom Foley: Read his report, which is attached and made a part of these original minutes.

Pat Hamilton: No report.

President's Report – Kip Kellogg: Read his report, which is attached and made a part of these original minutes.

UNFINISHED BUSINESS.

- a. Pool Heaters: The new recreation pool heater is on back order. Anyone who wants to swim can use the small pool where the temperature is 85*

- b. New Landscaping Vendor: Devine Design starts next Tuesday. Members of the Board and the Landscape Committee will meet with the owner of the company to discuss projects and areas of importance.
- c. Pest Treatments – Termites and Rodents: 1). Rodents: The County has recently baited the sewers to help control rodents. 2). Naturzone has installed and strategically placed 30 more rodent bait stations mostly in the 700's but also in other targeted buildings. Termites: 1). Units # 701 and # 708 will be the first two units treated by Pest Eliminators and will work on a criteria and process for scheduling treatments paid for by the Association. 2). Owners are free to pay for the treatment themselves if their unit does not meet the Associations criteria for initiating treatment.

MOTION was made by Damon White and seconded by Pat Hamilton for the Association to pay for initial termite treatments that meet the Association's criteria as well as the following two annual renewals if no activity has been reported. If owners of those units treated by the Association want the annual warranties extended after the first two years with no activity, they must pay the annual fee for all future years.

MOTION PASSED.

- d. Speed Bumps: Two additional speed bumps will be added. One in the 200's and one in the 300's.

NEW BUSINESS.

- a. Clubhouse Deck Special Assessment: The President reviewed the proposed special assessment amounts per unit, per section as well as the many projects that have been done using the Association reserves.

MOTION was made by Owen Hodge and seconded by Damon White to approve the special assessment for the clubhouse deck rebuild, as mailed to all owners with the payment due on April 1, 2021

MOTION PASSED.

- b. Sports Court Closure for Repairs/Repainting: The renovation work, including crack filling, resurfacing, installation of the sound barrier and new signage is scheduled to begin on February 3.
- c. Owner's Meeting Proxy/Ballot0037: The annual meeting will be held next Tuesday at 7:00 P. M. with the Board and Management in the clubhouse and all owners attending via Zoom.
- d. AGMs: MOTION was made by Tom Foley and seconded by Pat Hamilton to approve the following AGMs as submitted:
 - 1. Unit # 225: Plant Calpurnia shrubs.
 - 2. Unit # 112: Install rain barrels for water.
 - 3. Unit # 220: Add plants in pots.
 - 4. Unit # 304: Add a screen door at the end of the patio.
 - 5. Unit # 209: Replace the interior front door.

6. Unit # 308: Remove plants and install pavers. Request denied while waiting for a detailed drawing and the information about the contractor.

Public Comment: 1). Q: Are we removing all Areca Palms? A: Only those in problem areas. 2). Q: Will the insurance increase be offset by the roof replacements and subsequent updated wind mitigation forms? A: The roof replacements and wind mitigation forms will provide some offset to the insurance increases. 3). Q: What type of termites do we have here? A: Subterranean and Drywood. The Subterranean Termites seem to be under control with the inground monitoring system. The Drywood Termites are the biggest concern. 4). Q: Why can't we play pickleball now? A: The Board is requesting that owners refrain from playing until after the courts have been refurbished. 5). Q: Why change pickleball paddles? A: It is part of the settlement agreement.

MOTION was made by Owen Hodge and seconded by Pat Hamilton, that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 9:34 A. M. The next meeting will be the annual meeting held on February 2, at 7:00 P. M. The next regularly scheduled Board of Directors meeting will be held on Thursday, February 25, 2021, at 8:30 A. M.

Respectfully submitted,


James S. Kraut,
For the Secretary

JANUARY LANDSCAPING REPORT

January 26, 2021 3:30

In attendance: Members – Keenie Bugenhagen, Pam Williams, Chris Vann, Mary Ann Spencer. Board Liaison – Damon White

AGM's: A review of all AGM's was done by Damon and Keenie prior to the meeting.

Unit 112: Rain barrels from Sarasota County. Concerns – mosquitoes and color. The owners will paint them to match the building and will do the recommended mosquito prevention for rain barrels. Approval recommended.

Unit 225: Need more information from owner

Unit 220: Chrysanthemum in pot, 3 Coreopsis – Recommend to approve – put must be kept out of way of landscapers and taken in by owner in event of severe storm warning.

Unit 306: Remove dead palm leaves? Guessing this was meant to be a work order.

Molly Summers has not been on sight for a few months and is not responding to texts. We hope that she is well. In the meantime, the areas she has been treating need to be addressed.

Devine Design Landscaping will begin next week on Tuesday Feb. 2nd. The owner will be coming out to meet with Landscape Chair, maintenance staff and Board reps at 9 am. A communication chain needs to be decided upon before then.

Landscaping Concerns:

Trees that need to be removed:

- Carrotwood by kayak racks, as well as all other Carrotwoods
- Rubber trees behind 753, 119 and next to 201
- Fishtail palm next to 232
- Dead Bays throughout property
- Pencil plant next to 701
- Schefflera behind 208

- Oak in front of 222. Other oaks in front of buildings?
- Area between 700's and 200's
- Bamboo next to tennis courts?

Invasives coming back:

- Asparagus fern by courts
- Java plums behind 131

The new drainage ditch is overgrown.

Wedelia (invasive plant) is filling in detention pond behind 139. The Pond Doctor should be asked to look at this.

Small trees coming up next to buildings and carports throughout the property.

Moles in turf throughout property.

Geiger in front of clubhouse appears to have a fungus.

The above list needs to be gone over to determine what can be done inhouse and what we need to get bids on. We should also ask Devine to help us prioritize.

The owner of 756 would like the courtyard in front of her unit redone. Volunteers would be willing to help with the job. Asparagus fern and Areca palms will need to be sprayed to prevent regrowth. Shade-friendly plants would need to be planted. There is no money in the budget for courtyard planting, so owners would need to submit an ACC signed by the owners of 758 and 760. An alternative would be to transplant ferns from areas of the common element where they could be thinned out.

A walk-through of the 100's was done.

Oyster plants were pulled from along the fence-line.

A sea grape needs to be planted where the pine was taken out. The Arecas should also be taken out there.

Asiatic jasmine is climbing up the wall of 111.

A small oak is growing by the 105 carport and should be pulled out.

Clubhouse Deck Special Assessment

\$46,300

The recreation reserves are not sufficient to cover this unexpected but very necessary repair. It will be funded through a one payment special assessment.

Section 1		Section 2		Section 3	
1 Bedroom A	\$209.96	1 Bedroom	\$250.91	1 Bedroom	\$250.97
1 Bedroom B	\$261.93	2 Bedroom	\$322.73	2 Bedroom	\$324.47
Townhouse	\$301.42	3 Bedroom	\$354.75	3 Bedroom	\$356.86
2 Bedroom Up	\$339.88				
2 Bedroom Down	\$340.92				
3 Bedroom	\$382.49				

Work on the clubhouse deck will begin in February or March.

Operations Expenses as of December 31, 2020

At yearend Pine Run total operations expenses were 5% over budget. The total deficit is \$69,500. The total operations budget is \$1,114,000.

Sections 2 and 3 and the small pool all had surpluses.

The deficit in the Recreation budget was \$6000. More than half of that was due to unexpected tree removal.

Section 1 expenses were almost 5% over budget. Expenses were \$23000 above the \$442,000 budget. This is the oldest section. Repairs and maintenance expenses for drainage and structural issues caused the deficit.

Commons expenses were 17% over budget in 2020. The deficit was \$48,000 above the budget of \$284,000. One source for the deficit was Grounds Maintenance and Supplies. We have upgraded the maintenance crew carts in the past year so some of this expense should not be recurring. The Commons Repairs and Maintenance expenses were the other source of the large deficit. We need to control our spending in this category in the coming year.

Social Club Fire Pit Project

The social club has been very active in raising funds for the fire pit by the pond. It looks like construction will begin, and possibly be completed, in February. The plan is to continue raising money after this initial installation to eventually provide a roofed area and other amenities. All of this is a result of deeply committed, energetic and very intelligent organization and planning.

January 2021 President's report

So again, we are going to address the two worst words in condominium living. Special Assessment. As I wrote an email to an out of town owner that asked couldn't we do this project some other year, I reminded her that we have many projects going at PR that do not generate the need for a special assessment. That is how it should be. This is not a cosmetic deck fix, but an entire replacement of the structure that supports the decking, stairs and the roof. Due to Covid - 19, we are not using the clubhouse for our usual events. Next year we will not be saying the same thing. As the board, we cannot turn away from the potential problem of a 50 year old structure collapsing on us. The assessment is a community wide, shared, one time charge.

As I say all of this, I am sympathetic to the everyday costs of life. These decisions are never made in a vacuum. We get it...life is expensive. Assessments are not our chosen business model to follow. You've heard Owen talk about deficits. We are constantly weighing the cost involved to the need. It has never been an easy decision to levy a special assessment. We absolutely must move forward with this project. We cannot ignore the issue at hand, and kick this project down the road.