

**NOTICE
BOARD OF DIRECTORS MEETING
PINE RUN CONDOMINIUM ASSOCIATION, INC.
TUESDAY, JUNE 22 2021
PINE RUN CLUBHOUSE
8:30 AM**

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 May 27, 2021
- VII. BOARD REPORTS.
- VIII. OLD BUSINESS.
 - a. Deck Update
 - b. Irrigation
 - c. Patio
- VIII. NEW BUSINESS.
 - a. Insurance increase
 - b. Fire extinguisher exchange
 - c. Parking request
 - d. New security vendor search
 - e. Gutters
 - f. AGM's
- IX. PUBLIC COMMENT.
- X. ADJOURNMENT: Next meeting date will be July 22, 2021

**MINUTES OF THE ZOOM MEETING
BOARD OF DIRECTORS
PINE RUN ASSOCIATION, INC.
TUESDAY, JUNE 22, 2021
8:30 A. M.**

Present: Kip Kellogg, President, Owen Hodge, (Via Telephone), Treasurer, Karen Stone, Secretary, Amy Grandelli and Steve Ross, Directors, Jim Kraut for Management and owners in the audience. Absent: Damon White, Vice President, and Tom Foley, Director.

The Zoom meeting was called to order by the President, Kip Kellogg, at 8:30 A.M. in the clubhouse, a quorum being present. Proof of Notice was mailed 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 Karen Stone and seconded by Steve Ross to approve the minutes of the Board of Directors meeting of May 27, 2021, as presented.

MOTION PASSED.

BOARD REPORTS.

Treasurer - Owen Hodge: Read his report, which is attached and made a part of these original minutes. The good news is that lumber prices are coming back down.

Secretary – Karen Stone: Read her report, which is attached and made a part of these original minutes. People who occupy a unit for less than one month will not receive an orientation. All others will be orientated by telephone or face-to-face, which is always best.

Directors – Amy Grandelli: Deferred.

Landscape – Damon White: Kip Kellogg read the landscape report, which is attached and made a part of these original minutes. A tree came down unexpectedly in the 700s by the kayaks and will be removed. Other trees in that area will also be trimmed back or removed.

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

UNFINISHED BUSINESS.

- a. Deck Update: The engineering plans for the deck came back with a change by the County. That change requires an increase in the footing supports.

MOTION was made by Steve Ross and seconded by Amy Grandelli to approve the amended bid with an increase of \$11,300, for the Recreation deck rebuild for additional footing support, as required by the County.

MOTION PASSED.

- b. Irrigation: The irrigation upgrade has begun with Buildings A & B. There will now be one person from one company taking care of the irrigation issues.
- c. New Patio Rules: The Board is still working on the rules, which will include access to and times for use of the grill and fire pit. A key will be put in a secure location with code access.

NEW BUSINESS.


- a. Insurance Increase: There will be a total increase of 19% for insurance this year and that is after changing the deductible from 3% to 5%.
- b. Fire Extinguisher Exchange: The exchange is scheduled for this Thursday and Friday. Please put your extinguisher out in front of your unit and leave it there until the end of Friday business to make sure it has been either inspected or replaced.
- c. Parking Request: The owners of Unit # 124 are requesting to lease the carport space of another unit. They already have two vehicles but should be able to have a third vehicle as long as the owner of the leased carport has no more than one vehicle on the property while this lease is in effect.
- d. New Security Vendor Search Fence: Management will provide names of other security companies to contact.
- e. Gutters: Main Frame has hired a new gutter company and a new procedure will be followed for future remodeling projects. There are some areas that had gutters on Building # 6 that no longer have them. Main Frame will check and see if they should be replaced by the Association or if they were installed by unit owners.
- f. AGMs: MOTION was made by Steve Ross and seconded by Karen Stone to approve the AGMs for Units 209, for an additional screen door on the lanai and Unit # 124 to plant St. Augustine grass at the owner's expense, as presented.

MOTION PASSED.

Public Comment: 1). Q: How often are gutters cleaned? A: Two times per year but maybe some areas need more than that. If your gutters are not flowing properly, put in a maintenance work order. 2). Q: When will the next termite treatments be done by Pest Eliminators? A: Nature Zone tells the Board each month which two units are being placed on the schedule.

The meeting was adjourned by the President at 9:24 A. M. The next regularly scheduled Board of Directors meeting will be held on Thursday, July 22, 2021, at 8:30 A. M.

Respectfully submitted,


James S. Kraut,
For the Secretary

SECRETARY'S REPORT FOR JUNE 22, 2021

BOARD OF DIRECTORS MEETING

This has been an active month with 3 Visitor Leases, 1 Standard Lease, and 1 Sale.

Even after 4 years of serving as Secretary, I am still confused by who gets oriented. All new owners get oriented, I know that.

What about people leasing? Some are very short term.....Others may be as long as a year. Is an orientation required based on the length of the lease? Perhaps anything a month or longer should receive an orientation.

What about Visitors (Non-lease people)? These are usually friends of the owner. I have not been diligent in getting Visitors oriented as I believe the owners have made the rules and regs clear.

Respectfully submitted,

Karen D Stone

June, 2021 Treasurer Report
Owen Hodge

Insurance

On June 17, as Pine Run Association Treasurer, I signed the documents confirming our acceptance of the 2021-2022 Brown and Brown proposal with coverage by Centauri insurance. We had a choice of a 3% or 5% property insurance deductible rate. We chose the 5% rate at a savings of about \$10,000. Taking a 5% rate this year is in line with what we have done in the past.

Total cost of the coverage will be \$346,230. This is a 19% increase over the previous \$305,000 level. I planned for an increase of 16%. We will be about \$17,000 over budget for insurance for the year so we are going to have to deal with that. Many condo associations have experienced much higher increases.

We are back to the situation of a few years ago in which we are basically only attracting one insurance bid. Due to the increase in hurricane activity and predictions related to global warming many insurance firms are not willing to accept older properties like Pine Run. Jessica Harrison thinks this is a year of extreme caution and she expects that there will be more competition next year. We do need to get all of our roofs replaced.

Audit and Roof Project

We have been in communication with Kristin Ellison of the Peacock and French audit agency. The 2021 audit should be completed soon. The annual audits provide essential reserve fund data. As soon as we receive the completed audit I will work on a funding plan for the remaining roofs and submit it to the board.

President's Report June 2021

The biggest takeaway for this month has to be insurance. Damon White and I met with our agent 2 weeks ago to get the news. We were told to prepare for some kind of increase, but how do you prepare for the unknown?

As we moved through our coverages, we went up in our appraised value. That helped to increase our premiums. As mentioned by Owen, this is a very difficult market, experiencing a slew of challenges.

The good news is we avoided the 50-100% increase seen by many properties. We heard of a Longboat Key property facing a 500% increase requiring a massive special assessment.

Unrelated to insurance, I had the opportunity to speak with a former President of a property in the Meadow's, Sarasota. The property is not unlike Pine Run in size and offered amenities. Within the past 3 years, they took on a capital improvement project costing 1.4 million, and an assessment of \$17,000 per unit...just saying.

With scheduling and permits coming, we still hope to deal with our clubhouse deck project beginning the first week of July. A 4-6 week time frame seems what we will be planning for, and that will mean closing the locker rooms and gym, not unlike during the pandemic. The pool will remain open with access from the new patio side gate.

LANDSCAPING REPORT

June 21, 2021 8:30 am

Meeting was posted Fri. June 18th

In attendance: Keenie Bugenhagen, Pam Williams, A.J. and Bob McDowell, Julie Jons

AGM'S:

124 – to plant St. Augustine around unit. Committee recommends approval. See attached.

Devine Design Update – We have been dealing directly with the vice-president, Brandalin, who has had to take a leave of absence for medical reasons. We wish her well and hope that she can return to work soon. This has led to some delays in communication. We are now dealing directly with the owner, David Daniels who is working hard to stay on top of things.

Juan has begun the work on irrigation with Buildings A and B. He has been advised to work his way through the whole property, using the battery option for controller replacement.

The Landscaping Committee continues to be pleased with the progress that the landscapers are making.

Oak Tree – An oak tree apparently came down in the 700's last evening. It was right next to the kayak racks. A resident heard and saw it come down. Luckily, it did not come down on the kayaks. Walton cut it up enough to get the branches from out in front of the carport. Devine will be sending a tree crew tomorrow to clean up the rest to get it out of the way. There was no time to get a bid. Their tree removal prices have been very fair.



We spent time discussing plant options for several areas, including:

- The new firepit/grill area
- Both the east and west ends of the tennis courts
- In front of the clubhouse

The west end of the tennis courts will require excavation and drainage work before the area can be planted. We would also like to remove the small wooden retention fence in front of the clubhouse. David of Devine Design will be consulted regarding these areas when he is here tomorrow – June 22nd. We have plant ideas for each of these areas that will be finalized after discussion with him. We want to make sure that plant choices will be attractive, suitable for the site and low maintenance. We would like to get all these areas planted in the next couple of months to take advantage of the rain. We will have final proposals to be approved next month.

We did a walk-through of the 200's.

Building 5:

The invasive Guava growing up inside this native Firebush should be removed.