

NOTICE
BOARD OF DIRECTORS MEETING
PINE RUN CONDOMINIUM ASSOCIATION, INC.
THURSDAY, MARCH 24, 2022
PINE RUN CLUBHOUSE PARKING LOT
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 February 24, 2022
- VII. BOARD REPORTS.
- VIII. OLD BUSINESS.
 - a. Fence, shutters committee
 - b. Security report
 - c. FPL update
 - d. Clubhouse
- VIII. NEW BUSINESS.
 - a. Transfer compliance to Keys-Caldwell
 - b. Moving our website to Keys-Caldwell
 - c. Landscape dumpster issues
- IX. PUBLIC COMMENT.
- X. ADJOURNMENT: Next meeting date will be April 28, 2022

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
PINE RUN ASSOCIATION, INC.
THURSDAY, MARCH 24, 2022
8:30 A. M.**

Present: Kip Kellogg, President, Damon White, Vice President, Owen Hodge, Treasurer, AJ McDowell, Secretary, and Tom Foley Directors, Jim Kraut for Management and owners in the audience. Absent: Amy Grandelli and Steve Ross, Directors.

The meeting was called to order by the President, kip Kellogg, at 8:30 A.M. in the Recreation Breezeway, a quorum being present. Proof of Notice and Agenda was posted at least 48 hours in advance. 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 Damon White and seconded by AJ McDowell to approve the minutes of the Board of Directors meeting of February 24, 2022, as presented.

MOTION PASSED.

BOARD REPORTS.

Secretary – AJ McDowell: Read her report, which is attached and made a part of these original minutes.

Maintenance: Tom Foley/Steve Ross: Deferred.

Treasurer - Owen Hodge: 1). The Treasurer read his report, which is attached and made a part of these original minutes. 2). The 2021 audit has been completed.

Vice President's Report – Damon White: 1). Read his report, which is attached and made a part of these original minutes. 2). Three landscape members will work with Juan, irrigation specialist for Devine Designs, to help locate sprinkler heads that are not working.

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

UNFINISHED BUSINESS.

- a. Fence/Shutter Committee: AJ McDowell read the Committee report, which is attached and made a part of these original minutes.

MOTION was made by AJ McDowell and seconded by Tom Foley to empower the Fence Committee to speak with owners, contractors, and County officials associated with the East property fence installation and construction of the new car wash.

MOTION PASSED.

MOTION was made by Damon White and seconded by Kip Kellogg to send a non-binding survey to the ownership to determine interest in the installation of security gates at all entrances to the Community.

MOTION PASSED.

- b. FPL Update: MOTION was made by AJ McDowell and seconded by Tom Foley to have the FPL meter along the East fence removed.

MOTION PASSED.

- c. Shutter Committee: AJ McDowell read her report, which is attached and made a part of these original minutes.
- d. Security Committee: 1). AJ McDowell reviewed the proposals. 2). The Board will schedule a standalone meeting to discuss proposals and obtain monitoring costs. 3). A copy of the proposal from American Wireless Alarm, Inc., will be placed on the website for review.
- e. Building Representatives: AJ McDowell read the report, which is attached and made a part of these original minutes.

MOTION was made by AJ McDowell and seconded by Owen Hodge that a list of Building Representatives be created and to have the Secretary as the Board Liaison. The list of Building Reps will be posted on the website.

MOTION PASSED.

- f. Action Items: AJ McDowell reviewed her report, which is attached and made a part of these original minutes.
- g. Clubhouse: 1). Permits have been obtained. 2). The materials for the project should be here next week.

NEW BUSINESS.

- a. Transfer Compliance to Keys - Caldwell: 1). Keys- Caldwell will do the compliance walk throughs with a Board member on a monthly basis. 2). The 200's were done yesterday and next month, the 300's and 700's will be done. 3). Every Section will be inspected three times per year. The Board wants to achieve compliance and not to assess fines.
- b. Moving Official Website to Keys-Caldwell: The transfer of information is being done now.
- c. Landscape Dumpster: AJ McDowell reported that she is scheduling the dumpster pickups and working to fine tune the system. The barrels are being used to control the amount of landscape material that gets to the dumpster.
- d. AGMs: MOTION was made by Tom Foley and seconded by AJ McDowell to approve the following Building AGMs, as presented:
 - 1. 220: Replace carpet and Pad.
 - 2. 124: Replace the spare bedroom with new flooring and soundproofing and

- closet.
3. 708: Repair/Replace Skylights.

MOTION PASSED.

MOTION was made by Tom Foley and seconded by AJ McDowell to approve the following Landscape AGMs, as presented:

1. 124: Plantings.
2. 225: Add large pine bark and mature plants at Building # 6.
3. 238: Add new plantings.
4. 704: Add new plantings.
5. 713: Add new plantings.
6. 753: Add new plantings.

MOTION PASSED.

4. Official Landscape Edging: MOTION was made by AJ McDowell and seconded by Kip Kellogg that the official edging for the Association will be the two samples provided, a photograph of each will be posted on the Association website.

MOTION PASSED.

Public Comment: 1). What is happening with previous work orders that were closed without being completed? A: Please resubmit so that they can be rechecked. 2). Q: What is happening with the lawsuit? A: No comment at this time. 3). Can we post rentals on the website? The rental list is attached to the minutes.

The meeting was adjourned at 10:08 A. M. The next regularly scheduled Board of Directors meeting will be held on Thursday, April 28, 2022, at 8:30 A. M.

10:12 A.M.

Personnel meeting: MOTION was made by Damon White and seconded by Owen Hodge that the hourly rate for both maintenance men be increased by 50 cents, effective with the next pay period.

MOTION PASSED.

The meeting was adjourned by the President at 10:22 A.M.

Respectfully submitted,


James S. Kraut,
For the Secretary

Secretary's Report
For Board of Director Meeting

March 24, 2022

Sales and Leases:

- 2 sales scheduled to close by April 6, 2022
- 2 new short-term leases
- 1 lease for 2023

As mentioned in the Secretary's Report in February the process of updating the owner and lease applications continues with assistance from Keys-Caldwell in the inclusion and updating of previously used documents. Keys-Caldwell will complete the document numbering and interfacing with the Keys-Caldwell web-site as writable documents.

I continue to receive and process the sales and lease applications; however, the volume has decreased considerably. Some applications are more time consuming than others in an effort to obtain accurate applicant information. Verification is obtained by phone and/or email follow up to verify or complete information. With the writable documents being added to Keys-Caldwell, this should expedite the process.

Pine Run Directories are being provided and regularly updated through the Keys-Caldwell website. No paper directory will be provided through the Pine Run Association this year moving forward.

The fence committee requested the secretary be their Board Liaison. We have had multiple communications and that report will be provided later in the agenda.

Two security company quotes for the securing of our grounds were also obtained by the secretary and will be provided later in the agenda.

Working with Keys-Caldwell regarding the January proposal for "Building Representatives" a list of tasks/duties was obtained. The results of that will be provided later in the agenda.

The scheduling of the vegetation waste has been reassigned from the maintenance department as a pilot test for maintaining a consistent pick up and avoid lag times. The Secretary volunteered to run this pilot.

The Action Item list was updated and forwarded to all of the Board of Directors and Keys-Caldwell as a tracking device for our projects, committee actions, and other items of condo business. That document is also attached to this report and will be updated by the secretary accordingly.

Security Quote Comparison

The recommendations of American Wireless Alarm and CI Access were received from Keys-Caldwell Management. Appointments were scheduled and the Pine Run Secretary board member met with each company representative. A full campus walk through was conducted with each visit. Current needs, existing equipment, as well as the observations and recommendations of each company representative were discussed in detail during each appointment. A second appointment was scheduled with American Wireless Alarm where the details of the quote were discussed, and questions answered.

As you can see, the explicit detail of American Wireless Alarm leaves the CI Access lacking in detail.

Highlighted differences in the estimates:

American Wireless Alarm:

Proposes to complete one section at the time, sections are indicated in the estimate.

Plan to evaluate and use useable conduit and cables, pricing allows for replacement as needed.

Addressing of the issues with the wireless connection for the tennis/pickleball courts by using a direct burial cable for a more reliable system.

License Plate Capture/Reader is included

Equipment—quoted 5.2 MP 24/7 COLOR cameras. TrueColor or 24/7 cameras are one of the latest trends on the market. Full color aids police, etc. as a huge benefit

Greater than 20 years of experience

CI Access:

Request for approval and installation of entire project, no section divisions provided.

As specifically stated in their quote the assume that existing cables are to spec and antennas are in operation leaves them the ability to add on charges for labor and materials.

Not addressing the previous problems with the wireless system at the tennis and pickle ball courts.

Equipment—quoted 4mp standard night vision camera

License plate reader not included as requested.

Greater than 20 years of experience

Cost breakdowns: Eliminate or place on hold

100's pathway.....	\$ 2,150.00
Total would be	\$18,020.00
License Plate reader.....	<u>\$ 9,890.00</u>
Total would be.....	\$ 8,130.00

With recent concerns regarding the dumpster holding area, a request for a quote of this area be provided. That request was made shortly before the writing of this report, not giving ample time for the vendors to respond and provide. Pine Run has been without a security system for at least 12 months and those monthly fees saved would decrease the cost listed above.

Security summary:

Pros:

Crime Deterrent

Peace of mind—real time monitoring

Evidence of collection as needed in case of criminal action

Dispute settlement

Better policy implementation

Versatility

Could aid in community reduce costs

Improves community reputation

Possible aid in lowering insurance costs

The need in a security system has been noted, installed and successfully utilized.

No monthly fee with the AWA quote

Storage of 90 days of memory (some have reported up to 150 hours)

Hard drive change out recommended every 3 years.

Cons:

Cost--initial

Shutter Report:

Several residents residing in the 300 and 700 buildings attended a meeting (list of residents will be listed in the Key-Caldwell documents. This was not an official formation of a committee, but an attempt to provide this board member, with an overall history of the architect, including shutter needs of the complex with the purpose of gather information. The following regarding the subject was discussed in detail:

1. Condominium architectural history
2. Scarcity of wood replacement shutters
3. Cost of the shutter replacement to repair
4. Options involved in shutter styles and availability
5. Condominium vs owner responsibility for the shutters

In the meeting with the owners, they elaborated on the time absorbing craftsmanship of Dennis's crew (complex construction contractor) on the repairs of several shutters in the recent past.

This board member also discussed the history and current aspects of the shutter needs from the prospective of our condominium contractor, Dennis Harding. Discussed was:

1. Absorbent time and cost involved in the repair and or reproduction of the shutters
2. Current architectural look can only be replicated by using wood.
3. Impact windows replace the need for shutters

Summary:

There are varying opinions about how to achieve the same result which is protection from the elements, maintaining of architectural history in the shutters and the absorbent cost involved. More research with residents and currently available materials to replicate the architectural history is needed before rendering a solution or motion.

Meeting attendees:

Gail Brown
Steve Shapiro
Sandra Ray
Woody Schaub
Billie Born
AJ McDowell

Fence Committee Progress Report March 2022

The Fence Committee continues to collect more information and work towards collecting all of the documentation and facts so that they can present a cogent and reasonable action plan to the Board.

As mentioned in the last report there are several moving parts to this and the least of which is actually building a fence. We had a meeting with Keys/Caldwell to share our actions so far and partner with them to assist in our efforts.

The committee has divided the effort into three areas of concentration:

The Eastern lot line (Carwash, Mall and Trulieve)

- o We have developed an approach to the property owners and will explore their willingness to work with us on fencing AND to preserve the easy access between Pine Run and the strip mall.
- o We have obtained site surveys and are confident that we can establish a straight line with the new fence

Happy Haven lot line

- o We are exploring what it would cost to clear cut the lot line so that a fence can be erected there
- o We are exploring options on repurposing the wooden fence to save money

Blackburn Point Rd

- o The committee is pursuing a non-binding straw poll of the residents to assess the need for gates – Keys/Caldwell may be able to facilitate this process
- o The extent of fencing and configuration will be determined whether we adopt controlled access or not

We have asked Keys/Caldwell to assist the committee with:

- o Legal opinion as to whether erecting a fence in a location where a fence did not previously exist constitutes a change to the common element?
- o Legal opinion as to whether controlled access (e.g. gates) constitutes a change to the common element and if it would require a vote of the HOA?
- o Legal opinion as to whether controlled access pedestrian gate constitutes a change to the common element and if it would require a vote of the HOA?
- o Review our proposed email blast "straw poll" regarding gated entry, build a website voting function, post and collect votes on the website

We also have three motions to present related to the Fence Committee activities, as follows:

MOTION TO APPROVE FENCE COMMITTEE MEMBER ACTIVITY
MOTION TO APPROVE FENCING GATES STRAW POLL
MOTION TO REMOVE THE METER LOCATED NEAR THE EASTERN FENCE
LINE

Respectfully Submitted 3/24/2022

**Pine Run Board of Directors
Action Item List
Updated 3.25.2022 meeting**

Action Items

Date	Subject	Board Member	Due Date	Status
12/23/2021	Fence Committee formed. Members Darrin Bishop and Jackie Gessner	AJ	2/27/2021	FPL letter for removal, fence quotes, initiation of communications with professional center owners.
12/23/2021	Kayak Racks Project —form a committee, meet with the landscaping committee to discuss layout, options etc.	Amy	2/27/2021	Update on status on 3/24/22 dates of: Budget, diagram of location and design of the racks, materials, etc.-- submission to the board for approval (4.11.22 Planned completion date-pending board approval)
12/23/2021	Shutter research project, formulate a committee, available shutter products and a suggested plan of action. Committee thus far: Gayle Brown	AJ	3/24/2021	Formulate viable options to meet owner as well as architectural desired needs.
12/23/2021	Security System research, bds, recommendations and suggestion plan of action	AJ	3/24/2021	Completed, quotes completed. Blast to owners by K-C. Meeting to be scheduled with board, owners for review.
02/24/22	Complex communications —Blast capability on Keys-Caldwell website. Blast type of communications regarding status of campus non-social activities. Details of permits, inspections, installations, vendor to complete building repairs, etc.	Jim/ Warren	03/24/22	K-C software capability. Completed and board approved.

02/24/22	Obtain Surveyor report from Trulieve for fence committee	Jim	Completed	Completed and delivered to fence committee
02/24/22	Legalities involved in owners installing and maintaining surveillance equipment outside their condo.	Jim	03/24/22	Jim continues to review aspects, researching legalities.
02/24/22	Notification of AGM/ACC for individual condo building common areas based on the 14 day window ruling in the Feb 1, 2022 annual voting. 1 st and 15 th dates to be posting dates.	Jim/ Warren	Completed	The 1 st and 15 th of each month the AGM/ACC submitted for each building be posted on the K-C website for each owner to be able to verify if anyone has filed an AGM/ACC for their building. Software capability needed and decision as to who will be providing this information.
02/24/2022	Gathering and posting of info for status of complex projects, status of permits, inspections, installations, vendor to complete building repairs, etc.	Tom or Steve	03/24/2022	Blast system approved by the board. Weekly submission of info to K-C is necessary for the accuracy of the blasts.
02/24/2022	Proactive replacement of complex sewage waste pipes. Pricing, involved issues.	Tom or Steve	03/24/2022	On-going. Evaluating and obtaining quotes for camera evaluation of pipes with a plan of action moving forward.
02/24/2022	Proactive assessment of windows being sealed properly for prevention of water leaks.	Tom or Steve	03/24/2022	On-going. Buildings refurbishments previously completed incorrectly to be established with a plan of action of addressing.
03/24/2022	Building Contact/Representative with list of duties	AJ	Completed	Completed and board approved 3/24/22
03/24/2022	Locating of Volunteers for the building contact duties	AJ	3/24/2022	Names and contact info to be obtained and maintained by the Secretary
03/24/2022	Prescheduling of vegetation waste dumpster pick up.	AJ	On-going	Acknowledged at 3/24/22 meeting
3/24/2022	Verification that FPL meter status is inactive from treasury standpoint.	Owen	03/25/2022 Completed same day	Verified inactive.

**Sales and Leases
March 24, 2022 Board Meeting**

SALES

Unit	Owner's Name(s)	Buyer's Name(s)	Application Date	Received Date	Approved Date	Settlement Date
705	Hargis, Patricia	Esther Janssen	1/4/2022	1/12/2022	1/16/2022	1/20/2022
763	Evans, Matt & Leslie	Barrett, Scott	1/12/2022	1/13/2022	1/16/2022	2/9/2022
210	Seymour, Robert	Frazier, Daniel/Stiles, Dan	2/12/2022	2/14/2022	2/18/2022	2/25/2022
223	McKenzie, Joyce	Fahey, Paul and Kelly	2/14/2022	3/7/2022	3/14/2022	4/6/2022
717	Quinn, Dawn R	Conticchio, William and Halyna	3/4/2022	3/9/2022	3/14/2022	4/5/2022

LEASES

Unit	Owner	Renters Name(s)	Application Date	Received Date	Approved Date	Occupancy Date from	Occupancy Date to
128	Linda Dellatore	Thomas & Coleen Falzone	1/9/2022	1/12/2022	1/16/2022	2/1/2022	2/28/2022
128	Linda Dellatore	Jennifer Rogers	11/7/2021	2/4/2022	2/13/2022	3/1/2022	3/31/2022
239	Nancy Doll	James and Carol Braband	2/25/2022	3/7/2022	3/14/2022	1/29/2023	3/5/2023

Pine Run Board of Directors Maintenance Action Item List

February 1, 2022/Revised March 25, 2022

Action Items

Date	Subject	Responsible party	Initial Date	Status
02/01/2022	Work order software- weekly maintenance summary in report form provided to the board members on completed work orders.	Bob McDowell	02/01/2022	Bob McDowell-given to Warren, follow up on going.
02/01/2022	Work order software—fillable check list for weekly summary in report form for board members to review, using the established board approved maintenance list	Bob McDowell	02/01/2022	Bob McDowell-given to Warren, follow up on going.
02/01/2022	Weekly paper reports regarding work orders and check lists to continue until software intervention is completed. Need to be made available for all members to review.	Tom and Steve	02/01/2022	
02/01/2022	Notifications to painter are to be recorded on the work order system as a vendor notification	Tom and Steve instructions to Peter	02/01/2022	
03/24/2022	Maintenance employees noted Jan 2022 raise of \$1.00 per hour initiated, March 2022 added raise of \$0.50/hour.	Board	03/24/2022 Completed	Board approved, Jim to notify Jackie regarding payroll changed to be initiated at the next established pay period.

Pine Run Building Contact Duties

1. Notify unit owners of impending work such as water shut off, dryer vent cleaning.
2. Welcome new owners or renters and provide them a copy of the Rules & Regulations.
3. Maintain bulletin boards by removing outdated notices.
4. Check outside light bulbs and report outages to Maintenance Department.
5. Make sure unit owners leaving for the summer stow outside furniture and remove potted plants and know the person(s) that will be providing that unit with the required weekly checks.
6. Know who is in the units.
7. In case of an emergency call Keys-Caldwell at 941-408-8293.

Jim Kraut

From: Owen Hodge <owenpinerun@gmail.com>
Sent: Wednesday, March 23, 2022 3:08 PM
To: Angela McDowell; Damon White; Tom Foley; Kip Kellogg; Steve Ross; Amy Grandelli; Jim Kraut; Jackie Wood
Subject: Treasurer Report

Pine Run Association Treasurer Report
March 24, 2022
Owen Hodge

We just received the completed 2021 draft audit a few days ago. As usual it will take a week or two to synchronize our monthly 2022 accounting reports with the yearend 2021 audit balances. There might also be some adjusting of the special assessment data. I will postpone this report until the amended March report comes out.

LANDSCAPING REPORT

March 23, 2022

In Attendance:

Committee members – Keenie Bugenhagen, Bob McDowell, Julie Jons, Ruth Schroeder

Also in attendance – AJ McDowell, BOD member

AGM's:

124 – Plant a weeping yaupon and wild coffee on south side of Building 10. Recommend approval.

220 – needs to be resubmitted as a work order.

225 – Install large pine bark and native plants at the south end of Building 6. Recommend approval, as long as pine bark and correct edging, if any, used. Note: this will redirect traffic around this area.

238 – Plant Adonidia palm and native plants where Queen palms and Carrotwood were removed at Building 7. Work to be done by Samuel Guzman. Recommend approval as long as tree planted far enough from light. Time frame might not be possible given waiting period.

704 – Plant Tropical sage to replace previously approved Pineland lantana. Recommend approval.

713 – Add large pot with small palm where Queen palm was removed from courtyard. Recommend approval.

753 – Plant 2 Clusia and 2 Sea grapes where Carrotwood was removed.

Work Orders: 220 – remove Schefflera against building.

All others involve irrigation that is not working.

Devine Design: will be applying fertilizer March 24th, as well as treating dollar weed infestation at clubhouse.

Irrigation: With the installation of the pump for Section 1, the work of upgrading the irrigation in this section will resume. It is noted that irrigation in other spots is

not working, or there are leaks. Bob McDowell will take over supervision of this, and be the point person for irrigation and working with the irrigation specialist from Devine. Blue flags have been purchased to mark irrigation problems.

Plant/Tree Installation: Two Varnish Leaf plants were purchased for installation in front of Building 7 where trees have been removed.

Tree Removal/Trimming: Invasive plants removed last month were treated with herbicide to prevent regrowth. Trees trimmed: Oak by 300's Laundry room, Oak in front of 759, as well as Strangler Fig in median island of the 700's.

Volunteers: Continue to do valuable work. A meeting was held between representatives of the BOD, the Landscaping Committee and Peter Asklipious to address concerns regarding landscaping refuse. As a result of that meeting, the emptying of the landscaping dumpster will be scheduled by BOD member AJ McDowell and the guidelines for volunteers were modified and clarified. The revised guidelines are attached. This will be revisited as necessary to ensure cooperation between volunteers and maintenance staff. Revised guidelines were shared in the Pine Run News. Owners who have newly adopted areas of the property for invasive removal:

139 – at end of Building 3 and in front of unit.

225 – around their unit.

Policies: Committee members went to Lowe's to look at edging materials. Samples of two different sized edging pavers were chosen and have been placed in front of the clubhouse near the gas shut-off box. We would like these to be declared the official Pine Run edging material. All existing edging would be grandfathered, but any new edging ACC's would require that this edging be used. **The Landscaping Committee requests that a delivery of a palette of each sized paver by Lowes be approved by the BOD. Peter has received a quote of \$981.64 plus tax for both palettes and delivery.** Pavers would be used for all Association landscaping projects requiring pavers. As soon as pavers are delivered, Devine Design will be installing the larger pavers as part of the work to address the washouts occurring at the west end of the tennis courts.

Other Discussion: Members of the Committee went to Sweet Bay Nursery to get ideas for future plantings. We discussed plans for the Entry islands. The

Committee will meet on April 5th at 8:30 just to discuss the entry islands so that we are ready to submit a plan to the BOD this spring.

We need to increase landscaper time in the next contract to allow for adequate trimming.

Walk-through of the 200's:

Building 5 – Two small rubber plants behind building should be removed, as well as the Oak seedling on the north end of the building. Wedelia in front of building.

Building 6 – Strawberry guava at north end of building and Podocarpus at that carport should be removed.

Building 9 – Rubber tree should be removed.

Landscapers should be directed to only trim Star Jasmine where it is growing against buildings, but not to shape them.

Weeding by Devine needs to be improved.

LANDSCAPE VOLUNTEER GUIDELINES

Thank you for agreeing to “adopt” an area of our common element to keep it free of invading plants. The landscapers, Devine Design, will continue to trim plants in this area and do regular maintenance. The role of volunteers is to be certain that unwanted plants do not take over the landscape in their area. You may work on your own schedule and timeframe. The Landscaping Committee asks that you keep the following guidelines in mind to ensure that this new program is viewed positively by volunteers, staff, residents, the Board of Directors, and the landscaping company.

- * All volunteers must sign a waiver. If you recruit someone to help you, please make sure that they do so before beginning work.
- * We encourage people to work in pairs or small groups, not alone.
- * It is important to wear protective clothing, eyewear, footwear, and gloves.
- * Volunteers are not allowed to use power equipment or ladders or access the dumpster area.
- * Work should be limited to removing invasive plants and overgrown plant material.
- * Plant refuse should be placed in barrels provided by the maintenance staff or paper lawn/leaf bags.
- * If your work will fill more than 2 plastic trash barrels or paper lawn/leaf bags at any one time, you must complete an ACC on the Keys-Caldwell website for approval. You will receive a timely response based on dumpster availability and whether it is in accordance with common element landscaping guidelines.
- * Take breaks and drink water while working.
- * Refer to the provided plant guide.
- * If you have any questions, contact the Committee by emailing keeniepinerun@gmail.com.

I had occasion this past weekend to visit with a friend who had recently completed serving as the President of her condo association. She spoke of the frustration of meeting the demands of her association. While small in numbers, the owners in her complex still wanted the best available life, but most times wanted to balk at paying the fare. We agreed that life is truly expensive. Nothing these days seems to come easy. Our desire to create the community we want is most often directly connected to the money we have and or how willing we are to spend. If there is a way to work around this, I'm not aware of it. Her association is responsible for doors and windows. All 14 units needed to have old sliders removed, walls built. Four double hung windows per unit front, six to the rear. Twenty five thousand dollars per unit later, they have a fabulous waterfront location to be proud of. I'm not here today to announce a big juicy special assessment, but I am reminding everyone that our goals and needs have not yet been met. We strive everyday to meet our own expectations, let alone yours.