

**NOTICE  
BOARD OF DIRECTORS MEETING  
PINE RUN CONDOMINIUM ASSOCIATION, INC.  
THURSDAY, APRIL 28, 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 March 24, 2022
- VII. BOARD REPORTS.
- VIII. OLD BUSINESS.
  - a. Fence Committee/Security Report
  - b. FPL, building rep, association updates
  - c. Kayak rack build
- VIII. NEW BUSINESS.
  - a. Pine Run Insurance
  - b. Expense account creation
  - c. AGM's
- IX. PUBLIC COMMENT.
- X. ADJOURNMENT: Next meeting date will be May 26, 2022

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
PINE RUN ASSOCIATION, INC.  
THURSDAY, APRIL 28, 2022  
8:30 A. M.**

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

The meeting was called to order by the President, Kip Kellogg, at 8:30 A.M. in the Recreation parking lot, 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.

Amy Grandelli: Deferred.

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

Maintenance: Tom Foley/Steve Ross: There is an ongoing issue with the pond fountain, which runs intermittently.

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

MOTION was made by Damon White and seconded by AJ McDowell to purchase an irrigation remote control tester at a cost not to exceed \$500.

MOTION PASSED.

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

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 Damon White to spend up to \$1,500 to re-survey the Association's Eastern border.

MOTION PASSED.

- b. FPL Meter Removal: Signed and sent back to FPL.
- c. Kayak Racks: Amy Grandelli read her report, which is attached and made a part of these original minutes.

MOTION was made by Tom Foley and seconded by Damon White to authorize up to \$1,500 to complete the purchase of materials and construction of the kayak racks.

MOTION PASSED.

- d. Action Items: AJ McDowell reviewed her report, which is attached and made a part of these original minutes.

NEW BUSINESS.

- a. Special Assessment for Insurance: MOTION was made by Kip Kellogg and seconded by Steve Ross to hold a special assessment meeting on May 26 at 8:30 A.M. to vote on a special assessment for the payment of the increased costs for Association insurance.

MOTION PASSED.

- b. Creation of a Board spending Limit: MOTION was made by Tom Foley and seconded by AJ McDowell to set a \$1,500 maximum non-emergency spending limit for miscellaneous Association projects.

MOTION PASSED.

- c. AGMs: MOTION was made by Damon White and seconded by Tom Foley to approve the following Building AGMs and Landscape AGMs, as presented:
  - 1. 305: New wood flooring and soundproofing.
  - 2. 362: Solar shade awning over the kitchen area.
  - 3. 229: Sheet rock replacement.
  - 4. 104: Plantings behind Unit.
  - 5. 106: Plantings behind Unit.
  - 6. 116: Plantings behind Unit.
  - 7. 124: Plantings in the front of the Unit.
  - 8. 209: Plantings behind Unit.
  - 9. 225: Plantings behind Unit.
  - 10. 351: Plantings behind Unit.

MOTION PASSED.

(For: Foley, Grandelli, Hodge, Kellogg, Ross, White, Abstain: McDowell for Unit # 124).

MOTION was made by Steve Ross and seconded by Kip Kellogg to approve the AGM from Unit # 128 to replace the spiral staircase with a fixed staircase, as submitted.

MOTION PASSED.

The AGM for Unit # 711 for the enclosure of the second bump out to match the first, was put on hold for additional information.

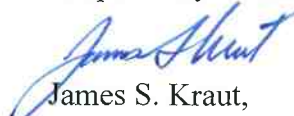
- d. Installation of Drain Lines and Boxes under Sidewalk: MOTION was made by Damon White and seconded by Tom Foley to approve proposal # 414 from Devine Design to install two 12-inch drain boxes and install 20 feet of four inch pipe under the sidewalk.

MOTION PASSED.

Public Comment: 1). Q: Is there a specific line item for the removal of invasive plants? A: No, it is part of the tree removal and trimming budget. 2). Q: Can the tree stumps be removed? A: No, it is too costly. The stumps are ground down to surrounding surface level. 3). Q: Shouldn't we remove bamboo to prevent termites? A: Some people want them removed and some people don't. 4). Q: How are work orders handled? A: They are submitted to the Committee. The Committee meets tomorrow for all of those interested in attending. 5). Q: Can we differentiate between fences and gates? A: Yes, it has already been done. 6). Violation walk throughs are done in all Phases four times per year.

The meeting was adjourned at 10:20 A. M. The next regularly scheduled Board of Directors meeting will be held on Thursday, May 26, 2022, at 8:30 A. M.

Respectfully submitted,

  
James S. Kraut,  
For the Secretary

## Jim Kraut

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**From:** Amy Grandelli <amypinerun@gmail.com>  
**Sent:** Wednesday, April 27, 2022 2:37 PM  
**To:** Rick Bisson; lindaengster@comcast.net; drenger@gmail.com; Damon White; rwood239@gmail.com; Alex Freyer; Nancy Beane; jacadams2; Patrick Long; Pam Williams; Patty Harshbarger; Sue Grove; Keenie Bugenhagen; Cindy Hodge; Robert McDowell; Theresa Moser; Brian Martinson; gretchenwhite1411@gmail.com; Bob Davis  
**Cc:** Kip Kellogg; Jim Kraut; Angela McDowell  
**Subject:** Kayak storage update 4  
**Attachments:** Kayak\_form\_2022.docx

Good Afternoon,

The first set of racks has been refurbished and I have assigned as many spots as I had rack space available. There are a few boats that will not yet have an assigned space but once we finish the second set of racks, everyone will have their requested spaces.

I will have your assigned spaces and decals at the board meeting tomorrow. I will be in the clubhouse parking lot at 0800 and again after the board meeting to give them to you. Once you place the decal on your boat you are free to move it to your assigned space. If you can't come by tomorrow to get them no worries, I will find another time to get them to you. If you are not currently at Pine Run, let me know and I will make other arrangements.

Each kayak spot has two sets of eyebolts. I have attached a tie down line to one set. If you would like another line for the other set I can provide that but I expect some of you will wish to use the other set for a locking cable.

Any questions or concerns about your assigned space please let me know and I will see if we can make any adjustments. Please do not make any trades or shifts in spots without letting me know. The decal on your boat must match the spot your boat is occupying.

If you have not yet filled out your request form I will attach it again here. I have blank forms outside my door if needed.

Once all the kayaks on the ground have been moved to the rack we can begin moving the second set. Thanks to all of you for your patience and goodwill as we get this done.

Amy Grandelli  
757-334-2858  
113 Woodland Pl

April, 2022 Pine Run Association Treasurer Report Owen Hodge

Kip Kellog, Damon White and I attended a meeting with Jessica Harrison of Brown and Brown to discuss the current state of the insurance market. Some insurers are withdrawing from the Florida market. Wind storm related rates in particular are increasing rapidly. Many policies with 3% deductibles are now shifting to 5% deductible with no cost benefit. (Deductibles for Pine Run are already at 5%.) Also, with each new property appraisal values are going up which increases policy expenses. While we will have to wait until early or mid May for a bid from Centauri Insurance, we were told to expect a policy expense increase from 10 to 20 percent. Centauri will not be our only offer, but they will probably be the earliest. Here is the sequence we are dealing with: the 2019 Pine Run policy was \$285,000, 2020 was \$300,000, 2021, \$354,000 and a 20% increase would take that to \$420,000. In past years we have budgeted for 5% increases and this has worked well. With the 16% increase last year, I assumed the next year would not go up as sharply. In the 2022 budget I presented to the board it is now clear that insurance is underfunded by about \$35,000.

Turning to the March financial report, operations expenses as of the end of March were almost \$50,000 over budget. This is mainly due to repairs and maintenance expenses in all budget sections. Inflation is also definitely a factor.

There are two consequences to consider. First as board members we need to carefully control our expenses for the rest of the year. If the landscaping, security or kayak committees are planning projects we need to be informed of possible expenses. Whatever can wait will need to wait.

Second, due to insufficient insurance funds we will need a special assessment. Pine Run is not the only association facing this problem. While the projected insurance deficit is \$35,000 I am proposing a \$50,000 special assessment. All of the special assessment funds will be allocated for insurance which will allow about \$15,000 to reduce the operations expense deficit. One-time payments would range from \$250 to \$400. We need to give two weeks notice for any meeting to vote on a special assessment.

## LANDSCAPING REPORT

April 26, 2022

### In Attendance:

Committee members – Keenie Bugenhagen, Bob McDowell, Pam Williams, Ruth Schroeder, Chris Vann, David Baker

Also in attendance – AJ McDowell, Damon White, Kim Krakower

**AGM's:** 104 – to put a plant behind Building 4 where Brazilian pepper was removed. Actually a work order. Landscaping Committee will plant something there.

106 – to plant Clusia, Wild coffee and Podocarpus between Bldg and carports for 100 -108. Crotons are incorrectly identified as Podocarpus. Recommend approval for Clusia, Wild coffee and Crotons.

116 – To plant a Longleaf pine behind unit. To plant a silver buttonwood, 2 Muhly grass, 2 Varnish leaf, 1 Rockland lantana, 2 tropical sage, 1 Yellowtop in front of unit. Move Pepperoni plants from in front of unit closer to building to provide more shade. Recommend approval.

124 – Plant Coontie, Gold Mound, Dwarf clusia, Drift rose, Rockland lantana and Coastal verbena on dwelling side of north carport for Bldg. 10. Surround 3 Cabbage palms in front of Bldg. 10 with a ring of pavers and fill with twin flower. Plant Weeping yaupon on north side of Bldg. 10. Recommend approval.

209 – Plant 3 Pineland Heliotrope and 2 Wild plumbago to planting beds in front of Building. Recommend approval.

225 – (5)

- Plant 2-3 Native Locustberry to the north of condo. Recommend approval
- Plant 2 Locustberry, 5 Muhly grass, 2 Coontie and 2 Rockland lantana between Building and small pool. Recommend approval
- Plant 1 Silver saw palmetto and 1 Coral honeysuckle vine on berm behind unit. Recommend approval.

- Plant 6 Blanket flower, 4 Salvia, mulch and stepping stones to common area to south of unit next to small pool. Recommend approval.

- Plant 2 Starrush white top, 2 Tickseed lance leaf, 2 Florida porterweed, 2 Blanket flower, and 2 Pineland lantana between unit and small pool. Recommend approval.

351 – Plant 5 Coonties, 7 Persian shields, 3 Hope philodendrons and some Holly ferns along back side of lanai facing East. Recommend approval for all but the 3 Hope philodendrons. Owner agrees.

### **Work Orders:**

Irrigation – 753, in front of 104, Building 5, 300's island

There is a dead Bay on the west side of the entryway that needs to be removed.

Dead branch in drainage ditch

**Bids Received:** from Devine Design to install drainage at west end of tennis courts. See attached. \$650 for parts and labor. Recommend approval.

**Devine Design:** Has changed our service day to Monday. Installed the large pavers around the plantings at the west end of the tennis courts.

**Irrigation:** Now that all pumps are functioning, Juan has irrigation going in all sections. He will continue to address problems and try to locate all capped-off heads. Bob McDowell is marking broken heads with blue flags so they can easily be identified. The Landscaping Committee recommends that Pine Run purchase a remote for the new irrigation system to enable the maintenance staff and Landscaping Committee members to easily test irrigation and turn it off when necessary. We have found one on the internet but want to confirm with Juan that it is the proper remote. We request BOD authorization to purchase one for an amount not to exceed \$500. If we are unable to find one for that price, we will resubmit our request next month at a higher price.

**Plant/Tree Installation:** It has come to our attention that the plants in the bed at the southeast corner of the tennis court are the wrong plants. We requested a bed of Rockland lantana, which is a Florida native plant. Instead, we got Lantana camara, which, while lovely, is a Category 1 invasive plant in the state of Florida.



Devine Design has agreed to replace the plants with Rockland lantana. The Orange Geiger that was transplanted there is not doing well. The Landscaping Committee will move it to a non-central area and replace it with a Spiny black olive tree.

The Landscaping Committee is planning on updating the plantings in the two entry islands. Two plans have been submitted. Both plans are being submitted to Devine Design for pricing options for having them do all the work, or for volunteer committee members doing much of the labor.

**Volunteers:** Volunteers continue to play a vital role in landscaping. This month work has continued removing invasive plant species. Small pavers were installed around the bed at the southeast corner of the tennis courts. New volunteers include David Baker, who has adopted the area between the south end of Building E to the shell path, and Robert Payne, who is removing invasive plants from in between Building 4 and 5.

**Policies:** The proper procedure for residents to install the newly adopted pavers was discussed. It was decided that to be consistent with the rule that an ACC must be submitted before anything is placed on the common element, that an ACC must be filed, and approval given for edging pavers to be installed. The Association should supply pavers for those areas that are enjoyed by all residents, such as clubhouse, recreational area, small pool and entry ways. Individual residents will need to purchase the edging pavers for areas approved around their individual units.

**Walk-through of 300's: Many invasive trees need to be removed over the next few years.**

Building A:

- The huge Schefflera behind the building should be removed

Building B:

- Noted some small invasives to be removed by Committee
- Schefflera that is posing rat access to roof to be marked for removal
- Queen palm that is right up against building should be removed.

- Devil's pencil tree needs to be removed. Add to list for Devine to remove.

Building C:

- Arecas in 357 atria should be trimmed or removed by owner
- Broken irrigation pipe behind the building. A cone should be placed here until it is repaired.
- More small invasives for Committee to remove.

Building D:

- More small invasives for Committee to remove.
- Avocado tree behind building needs to be marked for removal.

## **Security System Board Meeting April 28, 2022**

After the required notification to the owners, on April 7, 2022, a security system focused meeting was held. The association board members and owners took the opportunity to ask questions and participated in a discussion to flesh out the security company quotes, the a la cart capability of the quote, board obligations and so forth. Also discussed was the absent current system, the need to for the board to fulfill the State of Florida statues requiring that the condominium association to maintain the system that had been out of commission for greater than 12 months.

Clarification was provided that the security system was not in place to necessarily "prevent" but hopefully deter criminal activity. The system would continue to be used, as in the past, to allow for the ability to follow up on and verify such things as personal and/or property injury, complaints involved in our amenities by owners/visitors, and property damage or theft. Since that meeting there have been solicitors to be removed from the campus. In speaking with owners outside the meeting, there have been numerous bikes, 2 electric wheelchairs, multiple situations, almost on a weekly basis, the removal of vagrants from sleeping on the grounds, using of condominium shower and bathroom facilities, and so forth. It has been requested that an "Incident Log" be initiated for the accuracy of recording these incidents. At the time of this report, that has not occurred.

It was also mentioned that to replace the current system with working equipment would cost each household as well as the possibility of the system cost being doubled soon, based on experienced inflation rates. I have calculated the \$8,130.00 for Pine Run with the number of units. For Pine Run to follow the Florida Statues, the cost of the system to cover the current system coverage: club house, and parking lot, both pools, tennis and pickleball courts and adding only the kayak area, would be \$55.31 per unit/household.

**IMPORTANT POLL – YOUR OPINION MATTERS!!!**

**This is only a POLL to gauge interest in including the additional security of controlled access to any potential fencing proposal.**

**This is NONBINDING and is NOT an official vote to change the common element!!!**

Pine Run is exploring options to replace the aging perimeter fence. As part of the process, we would like the community’s input to the *possibility of adding electronic gates to the entrances and exits onto Blackburn Point Road*. The sole purpose of this poll is to determine whether to expend the effort to obtain security gate estimates to complement any new perimeter fencing. The Fence Committee and the Board realize this is an important topic for every owner and we simply want to gather as many opinions as possible .

Below are some of the comments we have heard regarding gates, pro and con, from various sources inside and outside the community, for your consideration.

<b>Potential Benefits</b>	<b>Potential Drawbacks</b>
<ul style="list-style-type: none"><li>• Controlled access to only owners and guests</li><li>• Increased property values</li><li>• Reduced traffic and casual “lookers”</li><li>• Possibly deter crime and/or mischief</li><li>• Improved security by creating a closed perimeter</li><li>• Reduced door-to-door solicitation</li></ul>	<ul style="list-style-type: none"><li>• Creates a change in the way in which you enter and exit the property</li><li>• Will restrict free and easy access to occasionally used services such as couriers, furniture delivery, and food delivery</li><li>• Ongoing maintenance and repair cost of gates could be significant</li></ul>

**NOTE:** There are two other questions that residents might raise regarding gates: first, could there potentially be a bottleneck onto Blackburn Point Road and, two, will first responders be hindered? We make the assumption, *for the purposes of this poll only*, that any gate system would necessarily be in compliance with current Sarasota County code, which addresses both those questions and no permit would be issued without proper setbacks and/or emergency access.

**How much is this going to cost me?** We don’t currently know. If it is determined, based on this poll, that there is sufficient interest in pursuing security gates as a component of the overall fencing proposal, then we will begin obtaining estimates. Estimates for fencing alone and fencing plus gates will then be presented and the community will have ample opportunity to review. We CAN assure you that the committee members are owners like you. They are currently exploring all strategies to reduce the overall cost of a new fence while creating an aesthetically pleasing and continuous perimeter.

**What do we need from you?** Keys/Caldwell website has created a simple “yes”, “no” query for you to fill out. You may check yes for gates, or no for gates and enter your unit number. There will only be one vote per unit – so co-owned units will need to decide and only submit one decision.

**Please log on to Keys/Caldwell before May 15, 2022 and vote.**

## Fence Committee Progress Report - April

The Fence Committee continues to push the boulder up the hill in an effort to construct a perimeter around Pine Run. As mentioned in the last report there are several moving parts to this project and the least of which is actually building the fence.

Our Committee efforts since the last meeting –

Met with Keys/Caldwell and asked if they could provide a process on their website that could allow individual owners to vote yea or nay on whether they would like enhanced security in the form an electronically controlled vehicle gate at Pine Run. A position paper and instructions for voting has been completed and we are now waiting on K/C to provide the application.

As an adjunct to the Security Meeting April 7<sup>th</sup> Darrin Bishop and AJ McDowell fielded questions and further explained our process and opportunities for the fence project to Owners at Pine Run.

As previously noted the committee has divided the effort into three areas of concentration – east, north and south lot lines:

- The Eastern lot line (Carwash, Mall and Trulieve)
  - We have established contact with two of the three and are exploring their willingness to work with us on fencing. Initial indications are that the carwash lot wishes to be good neighbors and are in the initial stages of planning. They will keep us apprised as their project progresses
  - The owner of the mall is unsure of the true ownership of the fence behind his mall. Initially he is not enthusiastic about replacing the fence when he believes we may have built it many years ago. We will need another lot line survey to prove that the fence is in deed on his property. We can proceed with more fervent negotiation when we have definitive proof. As an aside, we recommend that Pine Run place metal stakes in the ground or a brick denoting the lot line – wooden stakes are so easily tossed and render a pricey survey useless once the stakes are gone.
- Happy Haven lot line no change
- Blackburn Point Rd
  - The outcome of the vote for gates will determine where the fence will be located – if the vote is “yes” the fence will probably be located deeper into Pine Run to accommodate the county rules. If the vote is “no” then the fence line will run parallel along Blackburn Point Road

from the corner established by Trulieve's fence and run west to the thick foliage west of the clubhouse's driveway. This will be in compliance with easements for county roads.

- We asked Keys/Caldwell in March to assist the committee with legal opinions on fencing and the common element. We will update you as information becomes available.

We are pursuing the removal of the meter and concrete stanchion in 100's near the fence.

We would like to request the Board to approve \$1500 for a survey of the <sup>eastern</sup> ~~western~~ lot line. This is a key element to straightening and establishing ownership of the property.

We have submitted copies of the gate survey to the BOD and would like their permission to proceed with the survey on whether the owners would prefer gates or not.

Respectfully submitted 4/28/2022

# Secretary's Report

## For Board of Director Meeting

April 28, 2022

### Sales and Leases:

2 sales scheduled to close by May 11, 2022. 2 others pending at the time of this report  
4 leases for 2022

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. Once we work through the corrections and clarify documents that should be included in each packet, 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. 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 even more.

As mentioned last month, the 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 continues in their efforts as an active group. We have had multiple communications and that report will be provided later in the agenda.

There was a security information meeting April 7, 2022, where board members and owners participated. Details regarding that meeting will follow up in the Security report.

Work is on-going for the securing of the Building Representatives for each area.

The scheduling of the vegetation waste being reassigned to the Secretary has been a success based on comments from the owners as well as waste management. Four to six weeks of trailer swap outs are successfully being scheduled at the time. The Sarasota County Waste Management department staff as well as administration have commended Pine Run for establishing this pattern of conducting business.

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.

2022 Leases  
 April 2022 Pine Run Board Meeting

Unit	2022	Renters Name(s)	Application		Received		Approved		Occupancy	
			Date	Date	Date	Date	Date from	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	1/17/2021	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			
236	Susan Burgstiner	Steven & Patricia Larson	3/23/2022	3/31/2022	4/15/2022	12/1/2022	4/30/2023			
365	Theresa & Mike Moser	Christopher Howard & Hailey Powell	3/20/2022	3/29/2022	4/15/2022	4/30/2022	7/2/2022			
705	Esther Janssen	C Venkatasatyanapayana	4/5/2022	4/5/2022	4/15/2022	4/17/2022	6/30/2022			
301	Louanne Hirschberg	Stephen Hopkins	2/14/2022	3/29/2022	4/15/2022	5/1/2022	10/31/2022			



2022 Sales

April 2022 Pine Run Board Meeting

**Sales**                      **2022**

**Units**

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&Halyna	3/4/2022	3/9/2022	3/14/2022	4/5/2022
213	McGill, William	Barrett, Annabell J.	4/16/2022	4/18/2022	4/25/2022	5/11/2022
121	Thompson, Marisa	Richards, Tina&Silverman	4/11/2022	4/19/2022	4/25/2022	5/10/2022

Security Proposal  
Financial Analysis  
April, 2022  
Owen Hodge

1. Insurance:

According to Jessica Harrison of Brown and Brown Insurance there would be no reduction in Pine Run insurance if we install security cameras.

2. Cameras at the entrances

Criminal activity reported in Pine Run has consisted of theft of around a dozen bicycles about 2 years ago, theft of two unchained kayaks, 3 or 4 years ago and theft of two wheelchairs. There is also the possibility of unauthorized use of one of our dumpsters. There have been reports of vagrants using the pool locker rooms that were not locked at the end of the day, and vagrants on the property. There is no data to accurately assess the frequency of these intrusions.

Almost all of these incidents involved walking into Pine Run, not driving. License plate reading cameras would not address the intrusions that have occurred in the past ten or twenty years and neither would gates at the entrances.

3. Installing gates at the Pine Run entrances

According to Elizabeth Lanham-Patrie, a prominent Florida HOA lawyer, one of the most common reasons to install a security camera is to identify a vehicle running into the gate of a gated community. What this means is that if gates are installed we can expect them to be damaged and the repair costs are substantial. The Pine Run board has been explicitly advised by Keys-Caldwell that damage to entry gates is serious problem.

If we do consider installing a gate at the recreation entrance it will probably require discussion with the Blackburn Point Woods Association. Our agreement with them explicitly states that they are to be included in planning related to the recreation area. The same thing goes for any alterations to the pathway from BPW into Pine Run.

4. Current camera usage

Our current security cameras are in the clubhouse area to monitor the swimming pool, the pickle ball courts, and the fire pit patio. If an injury happens in any of these areas it is good to be able to know what happened in terms of association liability. Also, by monitoring pickle ball courts we make sure proper hours of use are observed. The current system was not intended to provide crime detection. In the board discussion about setting up cameras in the clubhouse area, any purpose related to crime prevention was explicitly avoided. The advice we were given was that if we establish crime prevention cameras the association will be liable if there is a problem with the cameras such that when a crime occurs the cameras are not functioning.

Given the above considerations I would recommend focussing on fences rather than security cameras and gates.

**Pine Run Board of Directors  
Action Item List  
Pre-meeting 4/28/2022 meeting**

**Action Items**

<b>Date</b>	<b>Subject</b>	<b>Board Member</b>	<b>Due Date</b>	<b>Status</b>
12/23/2021	<b>Fence Committee</b> formed. Members Darrin Bishop and Jackie Gessner, Joe Gessner added during the March board meeting	AJ	4/25/22	Fence blast "tweaked" per 3/24/22 meeting. Communications with professional center owners have been initiated.
12/23/2021	<b>Kayak Racks Project</b> —form a committee, meet with the landscaping committee to discuss layout, options etc.	Amy	2/27/2021	<b>Update on status on 3/24/22 dates of:</b> 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	<b>Shutter</b> 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. On-going
12/23/2021	<b>Security System</b> research, bds, recommendations and suggestion plan of action	AJ	3/24/2021	Completed, quotes completed. 4/7/22 security information meeting held. Replacement of current system less than \$75 per household.
02/24/22	<b>Complex communications</b> —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	<b>Notification of AGM/ACC</b> for individual condo building common areas based on the 14 day window ruling in the Feb 1, 2022 annual voting. 1 <sup>st</sup> and 15 <sup>th</sup> dates to be posting dates.	Jim/ Warren	Completed	The 1 <sup>st</sup> and 15 <sup>th</sup> 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	<b>Gathering and posting of info</b> 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 <b>sewage</b> 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 <b>windows</b> 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	<b>Building Contact/Representative</b> with list of duties	AJ	Completed	Completed and board approved 3/24/22.
03/24/2022	<b>Locating of Volunteers</b> for the building contact duties	AJ	3/24/2022	Names and contact info to be obtained and maintained by the Secretary. Representatives being interviewed a work in progress.
03/24/2022	Prescheduling of vegetation <b>waste dumpster</b> 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. 4/28/22 FPL letter for removal has been written and provided to the association president for his signature.

4/25/2022	Condominium Association required continued education and certification	AJ	4/25/2022	As of this date the Keys-Caldwell site shows 6 members have not obtained and/or reported their completion of FL state required education. Please forward that information to the Association Secretary for documentation
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## April 2022 President's Report

I will begin my President's report by saying that since December of 2021, I have routinely shaken my magic 8 ball and asked the question, "will the clubhouse deck be finished soon?" Too often I received answers like, "unlikely, chances aren't good, or consult me later. I am now able to announce that our five months of setbacks, delays, permits and supply chain issues will be over tomorrow or Monday because Lowes will be delivering our decking for the clubhouse rebuild.

By now we have heard Owen's report on insurance for Pine Run. This issue affects everyone in Florida, not just Pine Run. We have been left to fend in shark filled waters by the state and our elected leaders. I believe we will come out reasonably unscathed when the quote is delivered, but based on conversations we have had with our agent, the news is not good for many many associations. We are unable to self insure in the state of Florida, but man would it be nice to have the millions that we alone have spent on insurance over the past decade and apply it to our own needs. Let's hope at some point the state turns us in the right direction.

We will continue to push ahead on several challenging issues, namely irrigation and plumbing. We now have over \$10,000 invested in new well pumps and motors and all that go with it. This will allow us to continue Devine Designs work on our sprinkler system. We also have seen numerous calls for service on clogged or broken water and waste lines. What you send through our pipes matters. Having people run your water and flush your toilets when you're away matters. Fifty year old pipes need our help.

For those of you departing for destinations North, stay safe and we will see you again next season.