

NOTICE
BOARD OF DIRECTORS MEETING
PINE RUN CONDOMINIUM ASSOCIATION, INC.
MONDAY, JUNE 6, 2022
OFFICE OF KEYS-CALDWELL, INC.
4:00 P.M.

Through Videoconference via Zoom
MEETING ID: 812 5319 6822
PASSCODE: 060920

AGENDA

- I. Call the Meeting to Order.

- II. NEW BUSINESS.
 - a. AGMs
 - b. Association Updates.

- III. PUBLIC COMMENT.

- IV. ADJOURNMENT: Next meeting TBD

**MINUTES OF THE ZOOM MEETING
BOARD OF DIRECTORS
PINE RUN ASSOCIATION, INC.
MONDAY, JUNE 6, 2022
4:00 P. M.**

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

The Zoom meeting was called to order by the President, Kip Kellogg, at 4:05 P.M. at the office of Keys-Caldwell, Inc., a quorum being present. Proof of Notice and Agenda were 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.

NEW BUSINESS.

- a. AGMs: MOTION was made by Owen Hodge and seconded by AJ McDowell to TABLE the following Building AGMs, as presented:
1. 763: Second floor balcony. Additional information is needed.
 2. 213: Screening. This will be done as part of the building rehab.

MOTION PASSED.

MOTION was made by Owen Hodge and seconded by AJ McDowell to APPROVE the following Building AGMs, as presented:

1. 213: Interior renovation. No plumbing, electrical or structural work.
2. 128: New flooring and new staircase.
3. 304: Ground floor build-out with new windows and sliding glass doors.
The Secretary will send an eblast to the neighbors providing 30 days to provide comments to the Board.

MOTION PASSED.

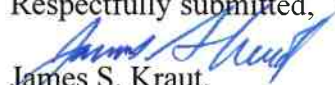
The speed bump requested at the April meeting will be scheduled.

- b. Association Updates: The Secretary will send an eblast to all owners letting them know that the fire extinguisher inspection will be done on June 16 & 17.

Public Comment: None.

The meeting was adjourned by the President at 4:17 P. M. The next regularly scheduled Board of Directors will be held on July 28, 2022, at 8:30 A.M. at the recreation area.

Respectfully submitted,


James S. Kraut,
For the Secretary

**Pine Run Board of Directors
Action Item List
Post 5/26/2022 meeting**

Action Items

Date	Subject	Board Member	Due Date	Status
12/23/2021	Fence Committee formed. Members Darrin Bishop and Jackie Gessner, Joe Gessner added during the March board meeting	AJ	5/25/22	5/24/22 Blast initiated. Red Stake has been contacted for survey needs per approval in the April 2022 board meeting Update on status on 3/24/22 dates of:
12/23/2021	Kayak Racks Project —form a committee, meet with the landscaping committee to discuss layout, options etc.	Amy	2/27/2021	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) No reports, designs, etc. have been received.
12/23/2021	Shutter research project, formulate a committee, available shutter products and a suggested plan of action. Committee thus far: Gayle Brown	AJ	5/25/22	By-laws currently indicate hurricane shutters and/or hurricane impact glass be used for all windows. Some homeowners have opted to refurbish their shutters, some place in stationary positions their inoperable shutters by a contractor. The search for shutter replacement continues
12/23/2021	Security System research, bds, recommendations and suggestion plan of action	AJ	5/25/2021	Florida Statutes for maintaining of the current security system remains unchanged.
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. Owners have been requesting an answer to this pressing question.
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	05/25/2022	Blast system approved by the board. Weekly submission of info to K-C is necessary for the accuracy of the blasts. UPDATE needed. Secretary assigned to receive and post.
02/24/2022	Proactive replacement of complex sewage waste pipes. Pricing, involved issues.	Tom or Steve	5/25/2022	On-going. Evaluating and obtaining quotes for camera evaluation of pipes with a plan of action moving forward. Tom brought professional opinion from one local plumber, discussed pricing, and stated that the investigation continues.
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. Needs to be addressed.
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. Representatives being interviewed, continues to be a work in progress.

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. 4/28/22 FPL letter for removal has been written and provided to the association president for his signature. 5/4/22 and 5 FPL contacted to verify all info correct.
4/25/2022	Condominium Association required continued education and certification	AJ	4/25/2022	As of 6/5/22 the Keys-Caldwell site shows 3 members have not obtained and/or reported their completion of FL state required education. Please forward that information to the Association Secretary for documentation. Kellogg, Ross, Grandelli
5/24/2022	FPL meter disconnection and removal scheduling	AJ	5/24/2022	Verification of inactivity on 5/4/22 and 5/23/22 with scheduling for disconnect and removal of FPL equipment at concrete post in front of the 100s at the end of Woodland Place. Awaiting FPL to remove.
4/25/2022	Establishment of a list of owners off campus for more than a month to provide the secretary the name and contact info for the person(s) watching their unit.	AJ	5/26/2022	Request for the board to approve a blast to be sent out to all owners to forward requested info to the secretary. Blast approval received from BOD to move forward.
5/26/2022	Vendors parking on the grass/irrigation breaking the lines and sprinkler heads.	Entire board	5/26/2022	Vendors need to be held accountable for breakage—irrigation in the 700s, wood stored on clubhouse lawn