

**NOTICE
BOARD OF DIRECTORS MEETING
PINE RUN CONDOMINIUM ASSOCIATION, INC.
THURSDAY AUGUST 25, 2022
PINE RUN CLUBHOUSE....REALLY IN THE CLUBHOUSE!!!
8:30a.m.
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 July, 28th 2022
- VII. BOARD REPORTS.
- VIII. OLD BUSINESS
 - a. Fence committee
 - b. Shutter info
 - c. Association update
- VIII. NEW BUSINESS.
 - a. Apartment lease renewal
 - b. Pine Run website changes
 - c. Removal of locker rooms non working air conditioners
 - d. Wind mitigation reports
 - e. Gym
 - f. Ring doorbell opinion
 - g. Legal opinion on common element construction
 - h. AGM's
- IX. PUBLIC COMMENT.
- X. ADJOURNMENT: Next meeting September, 22nd 2022

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
PINE RUN ASSOCIATION, INC.
THURSDAY, AUGUST 25, 2022
8:30 A. M.**

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

The 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 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 Owen Hodge and seconded by AJ McDowell to approve the minutes of the Board of Directors meeting of July 28, 2022, as presented.

MOTION PASSED.

BOARD REPORTS.

Maintenance – Tom Foley and Steve Ross: No report.

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

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

Vice President's Report – Damon White: Read and attached.

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

UNFINISHED BUSINESS.

- a. Fence Committee: The report was read by the Secretary and is attached and made a part of these original minutes.
- b. Shutter Committee: The updated information will be included in the updated rules and regulations.
- c. Action Items: Reviewed by the Secretary and attached and made a part of these original minutes.

NEW BUSINESS.

- a. Apartment Lease Renewal: MOTION was made by Owen Hodge and seconded by AJ McDowell to approve the extension of the current lease with a 3% increase and to have a market assessment of the monthly lease value performed prior to next year's renewal.
- b. Pine Run Website Changes: The Board continues to look at ways of distributing website information. Official business will be posted on the Keys-Caldwell website and all other information will be posted on the Pine Run Website.
- c. Removal of Locker Room Non-Working Air Conditioners: MOTION was made by Owen Hodge and seconded by AJ McDowell to approve the removal of the non-working air conditioners in the locker rooms.

MOTION PASSED.

- d. Wind Mitigation Reports: Wind Mitigation reports are good for 5 years but may continue to be accepted by your insurance company. There are two buildings being done now and the forms will be available on the Pine Run Website.
- e. Gym: The room is full of old and donated residential equipment.

MOTION was made by AJ McDowell and seconded by Owen Hodge to remove all donated and old equipment and replace them with bands, balls, barbell weights, kettlebells, etc.

MOTION PASSED.

- f. Ring Doorbell Opinion: The opinion letter from the attorney was reviewed. Responses to his questions will be submitted and his final opinion will be added to the Keys-Caldwell website.
- g. AGMs: MOTION was made by Owen Hodge and seconded by AJ McDowell to approve the following Landscape and Building AGMs, as presented:
 - 1. 206: New stair chair.
 - 2. 114: Kitchen countertop.
 - 3. 717: New impact sliding glass door and laundry closet.
 - 4. 220: New plantings around air conditioning.
 - 5. 225: New plantings in the garden area.

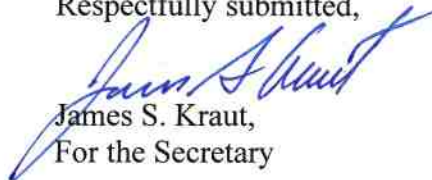
MOTION PASSED.

Quotes and contracts for common area work need to be submitted to Management for posting on the website.

Public Comment: 1). Q: What is happening with Walton? A: It is a fluid situation. 2). Can we help Peter in the meantime? A: Please ask him directly. 3). Owners are penalized for speaking out and the maintenance cart has been driven at my dog. A. The Board is unaware of these issues.

The meeting was adjourned by the President at 10:05 A. M. The next regularly scheduled Board of Directors meeting will be held on September 22, 2022, at 8:30 A.M. in the clubhouse Recreat

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "James S. Kraut", is written over the printed name and title.

James S. Kraut,
For the Secretary

[illegible]

Secretary's Report

For Board of Director Meeting

August 25, 2022

Sales and Leases:

- 3 sales scheduled to close August and September 2022
- 1 sale from July terminated
- 0 new leases of any type

Since the July 2022 board meeting, the Secretary has continued with efforts to complete the hopefully all-inclusive forms used by owners, buyers, real estate agents and so forth. The goal remains the same, which is to create "packets" for multiple paged instructions and assigned applications in hopes to streamline the process from owner to Keys-Caldwell to the Secretary. At present, until those packets are finalized, owners with missing information are contacted by phone and/or email with explanations and provisions of forms needing to be completed for their particular transaction. Some days information comes through in layers of suggestions, needs, and so forth that would benefit to be included in the sale and/or lease packets.

In August the Secretary has continued to receive communications with owner reports and inquiries about violations for a variety of issues. Many questions have arisen regarding the process of violations after they have been submitted on-line by concerned owners.

The Secretary continues to expand the recorded information on the sales excel spreadsheets to include emergency contact information, vehicle tag and state of issuance, as well as email and phone numbers of the new owners.

The Board approved the increase of the processing fees for sales and leases, as is noted in the Florida Statute 718. This will be reflected in each specific category packet of forms as well as the Pine Run Rules and Regulations.

The fence committee continues in their efforts as an active group. We continue to have a variety of communications. That report will be provided later in the agenda.

The need for the security system has not changed. As was communicated in a Pine Run blast seeking for assistance, a motorcycle was stolen at 3PM on a Saturday afternoon. The request continues from owners to the Secretary initiate an incident log to be used to provide safety updates to our Association. The cooperation and assistance of Pine Run employees would greatly assist with this information providing record.

The Action Item list has been updated and forwarded to all 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.

LANDSCAPING REPORT

August 23, 2022

In Attendance:

Committee members – Keenie Bugenhagen, Bob McDowell, Stephanie Chambers, Chris Vann

Also in attendance – AJ McDowell

AGM's:

220 – 2 tricolor ginger and 1 dwarf Allamanda in a pot; 1 Persian shield in front of AC Unit – Recommend Approval.

225 (3) – 1 Simpson stopper, 1 Stokes aster, 1 Rouge plant to eastern garden area – Recommend approval.

6 Beach dune sunflower, 3 Heirloom red penta, 2 Pink skull cap, 3 Lakeside win flower, 1 Railroad vine – Recommend approval of all **except Railroad vine**, which can become aggressive and require extensive pruning.

2 Giant milkweed, 1 Pink milkweed, 1 Rouge plant, 2 Heliotrope – Recommend approval.

Work Orders: Will address at Work Order Meeting on Friday.

Bids Received: We interviewed 4 Landscape Companies. One company did not elect to submit a bid. We have received two bids, and are waiting on a 3rd, with a deadline of August 31st.

Devine Design: Continues to service us every Monday. A meeting was held with Devine representatives and a BOD member regarding some concerns.

Irrigation: Work on system continues. Heads and valves are still in the process of being located.

Plant/Tree Installation: Plans continue for the entry islands and the area between Buildings 4 and 5. Given the delay on plans for entry gates, we will move forward with plans to replant the entry islands once we have made landscaper determination and stumps are ground in the area between Bldgs. 4 and 5. We also discussed the need to choose plants to install in front of the new Clubhouse

AC unit. We would also like to offer recommendations for the center atrium at the Clubhouse.

Tree Removal/Trimming:

Volunteers:

Policies:

Other Discussion:

Walk-through of the 200's:

Building 5:

- Area around where the Rubber tree was removed needs to be treated with herbicide.

Building 6:

- Rubber tree next to the Building should be removed and treated with herbicide.
- Brazilian pepper and Carrotwood seedlings need to be removed by volunteers

Building 7:

- Many Carrotwood, Brazilian pepper seedlings need to be removed by volunteers, as well as Golden pothos.
- Unauthorized edging installed behind Building is blocking path of mowers.

Building 8:

- Brazilian pepper seedlings need to be removed.
- Top came out of Queen palm. Cleaned up by Devine. Will complete work order to have trunk removed by maintenance staff.

Building 9:

- Oak and Carrotwood seedlings need to be removed.

Presidents Report August 2022

Thank you for joining us inside the Pine Run clubhouse. I believe we last met here in February of 2020 for a board-only Zoom meeting. We have new stairs, new decking and a new A/C just hooked up last week. I have signed the contract for a new clubhouse roof. We can then finish the rock garden below to assist with drainage. Slowly, we move forward.

We are truly in the dog days of summer. We are short handed. The heat is brutal. The rain has been monsoon-ish at times. We have battled bee's and 50mph winds just hours after the landscapers finished their rounds. The only saving grace has been a quiet campus.

Like a broken record, I'll skip and repeat that we are still stuck in a pandemic supply chain cycle while trying to complete some of our projects. Everyone is either too busy, short handed, unavailable, dead, or without supplies. Sometimes I'm amazed that we have even been able to pull off what we have done.

In gathering here once again, I'm hopeful for a return to a sense of community. Thirty some months of limited face to face contact, especially amongst our new neighbors, has hurt our ability to relate and accept the good that we have here. People's nerves have been frayed, and I'm tired of receiving hate mail and trying to defend our good work. Maybe a good party this fall will remind everybody it's not so bad here after all.

Pine Run Association
Fence Committee
August 2022 Board Meeting

Since the July 2022 Board of Directors meeting, the fence committee has continued in their effort to fulfill their responsibilities to the association owners by:

1. Remaining in contact with all committee members via phone and electronic means as well as brief face to face.
2. Stakes were placed and Darrin reinforced these stakes to ensure a repeat of "re-posting and repaying" for the same services is avoided continue to do well.
3. Interview process continues with vendors: Committee is scheduled to have a face-to-face meeting this week with another fence vendor to discuss the needs as presented by the Pine Run property. We are awaiting a quote from a previous vendor meeting. Goal is to have these provided to the Treasurer, as previously instructed, for the 2023 budget meeting.
4. Lines of communication between property neighbors and the Association are continuing in hope of future negotiations with our fencing project.
5. Multiple communications continue to be received from owners stating they would like to have more information about the inquiry involved in the blast for gates on the community.
6. Recent vehicle theft in broad daylight indicate a need for more secure surroundings as well as the need to fulfill the Sarasota County mandate to maintain the fence in a repaired state.

August 2022 Pine Run Sales Record

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
213	McGill, William	Barrett, Annabell J.	4/16/2022	4/18/2022	4/25/2022	5/11/2022
121	Thompson, Marisa	Richards, Tina & Silverman, Sharon	4/11/2022	4/19/2022	4/25/2022	5/10/2022
362	Whiteley, Ann	Hartel, Paul	4/25/2022	4/29/2022	5/1/2022	5/18/2022
128	Dellatorie, Linda	Matunas, James and Michele	4/25/2022	5/11/2022	5/11/2022	5/20/2022
767	Davis, Robert & Tracy	Folkerts, Lisa CANCELLED	7/7/2022	7/13/2022	7/14/2022	8/12/2022
306	Coleman, Beverly	Macario, Holly	7/19/2022	7/20/2022	7/21/2022	8/10/2022
366	Macario, Holly	Garcia, Susan	7/30/2022	8/3/2022	8/5/2022	8/15/2022
767	Davis, Robert & Tracy	Sullivan, Gerarde & Nicole	8/9/2022	8/12/2022	8/12/2022	8/31/2022
226	McNally, Melanie M.	VanHellemont, Stephanie	8/9/2022	8/12/2022	8/12/2022	9/1/2022

August 2022 Leases Report

Unit	2022	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	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#1	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
240	Gregory, John and Mary	Woszczyna, Krzysztof&Malgorzata	5/22/2022	5/25/2022	5/27/2022	6/1/2022	11/30/2022
705	Esther Janssen#2	Huong & Hoa Nguyen	6/7/2022	6/8/2022	6/8/2022	7/11/2022	10/31/2022
244	Judy Hallett CANCELED	James & Diane Cotton	6/15/2022	6/16/2022	6/23/2022	6/30/2022	6/30/2023
123	Kimberly Milstead	Lillian Lykes	6/16/2022	6/22/2022	6/27/2022	7/1/2022	6/30/2023
236	Susan Burgstiner #4 for 2022	Christopher Elbag	7/5/2022	7/11/2022	7/12/2022	10/1/2022	11/29/2022