

Pine Ridge POA-BOD meeting Minutes-March 11th, 2024

Betty called the meeting to order promptly at 6:16 PM.

Board members present were President, Betty, Jill Murphy, Lynn Prochazka, Laura Yasco and Hector Avila. Full board present.

There were a few owners present at the meeting. Robert Bundy from management was present as well.

Betty moved to approve the February 12th, 2024, minutes with amended Finance report. Lynn seconded the motion.

BOD MEMBERS:

President Betty Black

Vice President Lynn Prochazka

Secretary Jill Murphy

Treasurer Hector Avila

Director Laura Yacso

Committee Reports

- A. ACC Reports-Hector said there were roof and tree removal requests, all approved. Michael Pearson submitted tree approval in person.
- B. Community Improvement Committee Report-Laura agreed to work on park and social improvements.
- C. Grounds & Lagoon Committee Report-Betty discussed front entry making a pathway so no one has to use street for access. Betty also discussed cul-de-sacs being trimmed. A resident talked

about sidewalks being uneven and are a endangerment to pedestrians. To be discussed later by BOD.

D. Parking & Security Committee Report- Betty discussed towing Co. and how it's working accurately. Also mentioned that security co. was not effective in the past. A resident, Mike talked about putting in cameras at certain stop signs to catch vehicles that don't stop at stop signs. Patti also brought up the use of Medallions for gutter signage.

E. Social & Communication Committee Report. Laura discussed putting in a Lending Library and her husband offered to build it. See downtown Bluffton for examples of Lending Libraries in place.

Old Business-Robert is working on asphalt company and quotes and timing for scheduling repairs.

Zoom meetings were discussed and approved by BOD. Discussed having Patti run it with 2 backups in place to assist in her absence. To be determined by BOD.

Electric Meter relocation at Buckwalter entrance-Robert said it will be scheduled soon. BOD in favor.

New Business- none discussed.

Finance report-Hector went over financials totals and liabilities.

Questions and Answers-Talked briefly about what is happening in the real estate market. I, Jill Murphy, went over my thoughts and opinions of the current market. Mike, resident present asked if he could fix sidewalks. BOD told him to give us a quote and BOD would vote on it.

Executive Session-BOD went into session to discuss leaf issue causing drain clogging by a resident that was filmed causing this clog. BOD

approved sending resident a letter asking to remedy the situation or a fine will be imposed by certified letter by Management CO.

Betty adjourned the meeting. Laura and Lynn seconded it.

Next meeting is April 9th, 2024, at 6:15 PM at the Bluffton Township Fire District Station 35 located at 357 Fording Island Road, Bluffton, SC 29909.