

Pine Ridge POA – BOD Meeting Minutes –May 13, 2024

Betty called the meeting to order at 6:15PM.

Lynne and Betty were present in person, Jill and Hector were present by Zoom. Patti McEwin was present by Zoom, Arlene and Michael Blondo, Dave Bryan and Matt Gies were present in person. Robert Bundy with management was also present in person.

Lynne moved that the Meeting Minutes of April 8, 2024 be approved as written, Jill second the motion, the motion passed.

ACC: Hector reported that there had been three (3) ACC approval letters sent and that currently there are no ACC request pending.

Community Improvement: No report.

Ground and Lagoon: Betty reported that some additional work will be done at the Buckwalter Entrance, where the new walkway has been installed. Lagoons were inspected last month, if the area between lot line and lagoon water's edge needed attention owners were notified.

Parking and Security: Betty reported that there are still some issues with parking. There has been a lot owners providing their data into Parking Boss since last month. The Board is to review the parking rules. Security: No report. There was discussion regarding people not stopping at stop signs. It was recommended that when people witness other people not obeying traffic law that those doing the observation contact the Bluffton Police at that time. It also mentioned that if people have videos of vehicles not obeying traffic laws, if those videos are sent to the Board and Management a search of the License Plate Cameras can be made to see if the owners of those vehicles can be identified.

Social and Communication: Patti will send emails to management regarding upcoming events on the Calendar and management will send blast out to the entire community.

Old Business: Robert reported that Atlantic Asphalt is to start repairs of the streets on May 27th. Betty reported that the walkway extension at the Buckwalter Entrance is complete. Betty requested approval to purchase a doggie pot to place at the walkway extension, Lynne moved to purchase a doggie pot, Jill seconded the motion the motion carried. Betty reported that the lighting at the area where the walkway extension is not working, Mike with Nitelites is to look into this and provide a quote.

New Business: Betty reported that there were issues regarding owners to install screen over garage openings. Patti read the Rules and Regulations and Architectural Design Standards, they both state that no garage opening can have a screen unless it is approved by the ACC.

Management is requested to send a blast to the community regarding Article 11 Use Restrictions.

Management Report: Street repairs are to start this month, management will get prices to raise the level around the catch basin behind 21 Torrey Lane. The revised report from Nitelites was discussed, the Board decided to hold off on making those reports until we get the proposal to repair the right side lighting. Once the streets are repaired the company that installed the walkway will do a review of the issues that need addressing with the sidewalks and give us a proposal. Other action by Management was discussed.

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Hector gave the Financial Report.

Question and Answers: The question regarding the number of owners who attend the monthly Board Meetings. Discussion regarding trimming trees and or bushes along Buckwalter Parkway to the left of the Buckwalter Entrance. There is concern that the trees and bushes block the view of oncoming traffic from S.C. Hwy. 46. Betty is to get with S.C. Landscapes about trimming this area. There was a question regarding siding colors, the Board recommend that the person asking the question send an email with a color chip, they want to use to management which will be sent to the Board and ACC. A question was asked if the Board will be reviewing the rules and regulations and Architectural Design Standards, the answer was yes.

Lynne moved that the Board goes into Executive Session at 7:30PM, Jim seconded the motion the motion carried. Lynne moved that the Board come out of Executive Session at 7:41PM, Hector seconded the motion the motion carried.

Management is to send a reply to an owner on Boxtail Crescent, from the Board, that the Board cannot solve their parking issues.

Betty adjourned the meeting at 7:42PM.

Robert