

PINESTONE AT PALMER RANCH ASSOCIATION, INC. WORKSHOP FOR BOARD OF DIRECTORS MEETING MINUTES

May 9, 2017

CALL TO ORDER MEETING:

Darrell Salyers called the workshop to order at 10:00 a.m. in the Pinestone at Palmer Ranch Clubhouse, 4255 Players Place, Sarasota, Florida. 34238. Debbie Fulton, CAM, CMCA, AMS, PCAM, Association Manager, kept the record of the meeting.

It was announced that notice of the meeting was properly made to all parties and notice was properly posted in advance of meeting. Directors present at the meeting were Darrell Salyers, President; Sandra Keir, Treasurer; David Yamin, Secretary; Larry Giorgio, Director; on the phone was Dave Kathman, Vice President; constituting a quorum of the authorized number of Directors of Pinestone at Palmer Ranch Association. Also present were Debbie Fulton, CAM, CMCA, AMS, PCAM, Association Manager, and Rob Sanger from Galaxy Pools and 1 homeowner.

CONFIRMATION OF A PROPER MEETING NOTICE

The notice for the workshop meeting was posted and delivered to each member of the Board in accordance with the Bylaws of the Association and requirements of the Florida Statutes.

Discussion items:

Rob explained what was found on the last resurfacing as well there could be some issues with this resurface. He noted that they will be careful with the floor due to previous issues. The upper tile will be removed the other will be tiled over; they will acid wash and then pressure wash. The time frame is six weeks for a worst case scenario. The current schedule would be to start in August or they could delay to begin in early October. With the equipment replacement the filtration system will be the only part in the ground. The spa will be quoted for resurface as well. Rob advised that he feels the spa has a 2 year remaining life. He would recommend waiting until 2019 or 2020 to look to resurface the spa. The tile color chosen for the pool was number 9692 teal for the non skid and 9613 teal for smooth tiles. The board requested the work be scheduled for late September early October.

Discussion of large dogs - Darrell explained that he had a conversation with Debbie about the dogs. The Association needs to be more stringent on the entry of large dogs. Joe had the statute number CSHB71 that outlines service dogs. Previously an owner had to have something that stated the need and something to show the animal was trained as a service dog/ animal. A service animal is classified differently than emotional support animal. Need to develop the criteria a bit more going forward.

Discussion of bike disposal letter/ shelter - Joe and Darrell looked at some of the bikes when they walked around last week. Darrell advised we are getting close to putting a shelter at the end of Glenrose. When done the gate will be left unlocked and the owner will be responsible to lock their bikes inside the enclosure. Inexpensive motion sensor lights could also be installed. Eric Johnson is working with Darrell in regard to the bike racks required. Would like to charge a small fee to the bike owners. Is there a liability by charging a fee for the stickers? Eric Johnson also working on a quote for the fencing. Want to look at a policy for the bike owners to renew the bike sticker every 2 years.

Discussion of changing to cellular for the fire lines as well as changing vendors - Larry does not see where anyone from Pinestone's has agreed to pay the balance of the Fire Brigade agreement. The contract was executed in 2003 with an auto renewal, is it in perpetuity? Larry

believes each agreement was individually signed for by for each building. In the one agreement reviewed it could be cancelled in 30 days for negligence and he doesn't feel they cannot be cancelled. There was discussion of the agreement terms. Larry will schedule and meet with Fire Brigade to discuss the issues and the cellular service. Add to board meeting to rescind the motion to change. Dave feels that we should continue with the termination of Fire Brigade.

Discussion of form for committees / owners to submit to Board for work / costs - Eric Johnson drafted the form distributed for review by the board. Should have the board and possibly the liaisons to the committees review the form. The form if approved could be attached to bids to give more information. Add to the next workshop agenda.

Discussion of removal of trees / oaks - Have association attorney write a letter to the county supervisor with regard to the trees if the supervisor denies the removal. Have Brian advise how much can be trimmed on the tree without killing the tree.

Discussion of quote for sidewalks in buildings / trip hazards - Table at this time.

Discussion of quote for new camera in the compactor area – We received a quote from CIA Access for \$3,700 for a wireless camera at the compactor area. Larry advised that he did some research and Home Depot has a \$700 camera that is assessable through a cell phone app. This item will be tabled until a later meeting. Get a sign 2 x 3 this area monitored by camera please see the office to dispose of items properly.

Discussion of bidding process – Documents or rule - Sandy would like to revert back to the documents for the bidding process which would be 5% of the annual budget including reserves would require multiple bids. Add to agenda for vote.

Discussion of spa resurfacing - See above in discussion with Rob from Galaxy.

Disaster recovery implementation – Larry advised he would like to move to Accutech with the slight term changes in the service agreement. There are no funds involved but an agreement to use them in disaster situations. They do a vulnerability determination for no charge as well. Committee should do a recommendation to the board.

No further business coming before the meeting, upon motion duly made by Dave and seconded by Larry to adjourn the meeting at 11:58 am.