

PINE TRACINGS

June 2017

Don't you know they had fun!:

Here, Pine Trace is a power house of our get 'er done women! Thanks to Bobbi Uttich for this great photo of their luncheon.



Democracy Means

Compromise: Keep in mind that you elected a board of directors to make decisions. You have a right to expect that they do that, not dither for months in fear of doing something “unpopular.” Most board decisions WILL BE UNPOPULAR WITH YOU because they will seldom fit your ideas **exactly**. THERE ARE NO PERFECT DECISIONS. They will never fit SOME OWNER'S ideas AT ALL. Democracy does not mean that everybody gets his way. It probably means that EVERY AUTHORIZED PERSON GETS A VOICE. The June meeting had to confront the issue of post lamps. The replacement process is in place. No, you will NOT be totally pleased, but at least we will not be **paralyzed** for years as we were on fixture issues in the past. DEMOCRACY MEANS COMPROMISE, but it need not mean paralysis.

Financial Committee Report by Jay Richey:

The finance committee will be providing an update in the newsletter each month to keep everyone informed about the financial condition of the association. The operating expenses through March are \$1,143 over budget. This primarily due to expenses of \$1,500 for landscaping and sod placement around the new well and irrigation pump on the south end. All other expenses are at or under budget in the first quarter. We do expect the operating expenses to be under budget for the year because the cost of our insurance will be about \$15,000 lower than was budgeted. This savings will help offset the unbudgeted cost (\$8,800) of painting the wall along Whitfield and some unexpected costs for a new pump filter.

There have been no expenditures from the reserve funds through March. But, as the Building and Grounds committee reported, several units have been repaired and painted and we will start paying the bills in April. However, the expenses from the reserve fund for major capital items is also expected to be slightly below budget for the year. The contract for roof replacements came in \$7,000 below budget but this lower cost will be offset by building repairs that will be about \$5,000 above budget. Even though the reserve spending is expected to be below budget this year, the Board recently approved a special assessment to help rebuild the reserve funds for roof replacements, building repairs, and painting. This was necessary because over the past few years the reserve spending has been higher than the reserve fees and consequently, the reserve balances for these items are unacceptably low and need to be increased to cover future obligations.

If you have any questions about this report or the association's finances you may contact Jay.

Important Comcast Info from Laurie Delegardelle:



Comcast/Xfinity

If you are experiencing connection problems with your Comcast services you should contact Comcast. Before you do, please check the back of your house to find the cable which runs from the pedestal to your home. If the cable is black, you should call Comcast to upgrade. The cable currently being used is orange. Call 1-800-934-6489. When the service people come out have them check the connections in the attic and cable connections attic. If you've had the same equipment for several years you may want to exchange it for newer equipment.

Buildings Committee update from Howard Goldstein: On

4/26 the building committee reported that repairs on 8 homes (7818,7822,7845,7862,7872,7751,7763 and 7787) have been completed and paid for. The painting has now been completed on 7 of these 8 homes and the final home to be painted (7862) will be completed today (4/27). 6 Homes have been paid for and the final 2 will be paid on Friday 4/28. Roof replacement for Unit 7780 was finished in May. 7838 will be re-roofed in July. 7814 to be re-roofed in September and 7787 to be done in November.

Property Surveys: Over the years owners have had surveys done at their expense to determine where their property lines are located. The Association needs copies of those surveys for its file. The following addresses are already on file:7767, 7771, 7776, 7783, 7784, 7794, 7795, 7798, 7799, 7801, 7821, 7822, 7829, 7833, 7857, 7865.

If your address is not listed, please check your files. If you have a survey, please provide a copy to Allure Property Management via email to mtoler@mgmt-allure.com or by mail to Pine Trace, c/o Allure Property Management, 9040 Town Center Pkwy., Lakewood Ranch, FL 34202. This would be a big help to the Architectural Review Committee when requests are made for tree removals, fence installations, common area issues, etc. If you do not have a survey, please consider getting a survey done.

Your 2017 Board of Directors:



Donna Maloof: donnamalooof@donnamalooof.com President



Laurie Delegardelle: ldela7777@gmail.com Vice President

Howard Goldstein: goldstein20@comcast.net Secretary



Jay Richey: jwrich9191@aol.com Treasurer

George Turner georgeturner7826@gmail.com

Allure Management: mtoler@mgmt-allure.com



**Palm Aire Community Counsel PACCI.com
WWW.mgmt-allure.com**