

PINEBROOK HOLLOW CONDOMINIUM ASSOCIATION, INC.
ORGANIZATIONAL BOARD MEETING
March 15, 2017 Minutes

An Organizational Board Meeting of Pinebrook Hollow Condominium Association, Inc. was held on March 15, 2017, at 5:30 PM, at the Meadows Community Center, 2004 Longmeadow, Sarasota, Florida to conduct the business of the Association. Directors present were Mr. John Simkins, Ms. Carol Fields, and Ms. Diane Brown. Absent was Ms. Nancy Kaniewski. Representing Allure Property Management, Inc. was Ms. Monique Toler.

I. CALL TO ORDER

Mr. Simkins called the meeting to order at 5:30 PM.

II. DETERMINATION OF A QUORUM

Mr. Simkins determined that with three (3) Board members present, a quorum of Directors was established.

III. PROOF OF PROPER NOTICE

Mr. Simkins confirmed there was proper notice given.

IV. APPOINT A NEW BOARD MEMBER

Mr. Simkins made a motion, which was seconded by Ms. Fields, to appoint Carol Carr to the Board. *The motion carried unanimously.*

V. APPROVE JANUARY 18, 2017 BOARD MEETING MINUTES

Ms. Brown made a motion, which was seconded by Ms. Fields, to approve the January 18, 2017 Board meeting minutes. *The motion carried unanimously.*

VI. MANAGER'S REPORT – There was no report given.

VII. OFFICERS' REPORTS

There were no reports given.

VIII. COMMITTEE REPORTS

Landscape. (Rita Meech) The Committee report was read and is attached and incorporated herein. Three items of priority need Board approval to proceed – Remove a couple of limbs off the Bottlebrush tree at the pool behind Building 4 for \$175; stump grind the Palm stump at Building 3 for \$150; and the landscaper is to meet with an Arborist to determine if the Holly tree behind Building 2 in the courtyard is dead. Ms. Fields made a motion, which was seconded by Ms. Brown, to approve having the landscaper proceed with the items listed as priorities. *The motion carried unanimously.*

MCA. (Diane Brown) The guest speaker at the February Assembly was the CEO for the Sarasota/Manatee Airport.

IX. UNFINISHED BUSINESS

➤ Election of Officers.

- Ms. Brown made a motion, which was seconded by Ms. Fields, to nominate John Simkins as President.
- Ms. Brown made a motion, which was seconded by Mr. Simkins, to nominate Nancy Kaniewski as Vice President.
- Ms. Brown made a motion, which was seconded by Mr. Simkins, to nominate Carol Carr as Secretary.
- Ms. Fields made a motion, which was seconded by Mr. Simkins, to nominate Diane Brown as Treasurer.

PINEBROOK HOLLOW CONDOMINIUM ASSOCIATION, INC.
ORGANIZATIONAL BOARD MEETING
March 15, 2017 Minutes

All the motions carried unanimously.

The slate of Officers for 2017 is as follows.

John Simkins	President
Nancy Kaniewski	Vice-President
Carol Carr	Secretary
Diane Brown	Treasurer

- Update on 4684 collections. The Association Manager reported that the Association's attorney filed a foreclosure Complaint on behalf of the Association.
- Update on 4668 issues. Mr. Simkins reported this issue is still with the Association's attorney.
- Pet dog nuisance. Mr. Simkins commented that a visiting owner complained that the oversized dog living in one of the units barks all the time and is a nuisance. The Board will keep an eye on this and if there are additional complaints, the issue will be turned over again to the attorney for resolution.
- Update for approval replacing trash enclosures. The approval was tabled pending further review of the proposals received.

X. NEW BUSINESS

- Discuss recycling bins removed from Building 5. Mr. Simkins mentioned that the recycling bins were removed from Building 5 because residents are not using them properly per Waste Management. Waste Management won't empty the bins if they have trash in them. An owner complained that removing them isn't an issue due to the reasons given but he would have liked to have been notified first.

XI. OWNERS' COMMENTS

- An owner asked for clarification on whether lanai screens are Association or owner responsibility to repair. Mr. Simkins asked the Association Manager to check with the Association's attorney for clarification.

XII. DATE OF NEXT BOARD MEETING

The date of the next Board meeting is Wednesday, April 19, 2017, at 5:30 PM.

XIII. ADJOURNMENT

With no further business, the meeting was properly adjourned at 6:55 PM.

Respectfully Submitted, Monique Toler, LCAM and Acting Secretary

Monday, March 15, 2017 Committee Report

MAINTENANCE

Pool

Bought one new table and umbrella. Bought sand and replaced water in umbrella stands.

Pool Bathroom

Bought & hung mirror, picture, organizational & waste baskets. Replaced paper & toilet paper holders.

Lower bathroom wall joining pump room is soft and molding. Needs to be looked at by professional.

Pool Building

Replace wood eave where rat was homesteading.

Pool Storage Keys

Would like key to both storage areas to clean and organize. Xmas décor? Power washer?

Building #3

Corner condo has missing stucco.

Wall at center roof needs to have paint completed.

LANDSCAPING

Met with David Daniels, owner Devine Design, walked property with David and Master Gardener Meadows friend, 03/10/17.

Priorities:

* Bottle Brush tree #Bld 4: Take off two limbs-\$175
Next Tuesday removal if approved.

* Holly Tree #Bld 2: Determine if dead, get arborist approval, remove & replace with Little Gem Magnolia-\$350

Prune 2 Holly Trees by #Bld 2:

* Stump Grinding #Bld 3: Remove palm stump, dangerous growths to other palms on stump-\$150

Possible Improvements:

Similar to #Bld 1: 8 low plants in front of lanai's #Bld 2-5: \$300 per building

Replace dead or improve planting areas: 10 plants/\$100

Done:

Cut bushes along Ringwood Meadow sidewalk to increase fullness & growth.

Mulching:

Feels it needs redoing. Believes it was done last spring.

What is maintenance budget and plan?

Cement Patio Bocks

6-7 18" round patio blocks in pool storage area-any owners need a replacement at lanai door?

Numerous small pool patio blocks in storage area- new entrances to lanai's?

Submitted: Rita Meech #4612 231-942-9444 meechoss@charter.net

Next Poolside Cocktail Hour: Friday, March 24th, 4:30 pm. Bring Snack & Beverage.