

Village in the Pine Owners Association, Inc.
Board of Directors Meeting
February 15, 2016

The meeting of the Board of Directors of Village in the Pines Owners' Association, Inc., a Florida Corporation, not for profit, was held at the Association Clubhouse on Wednesday, February 15th, at 10:00 a.m.

Call to order: The meeting was called to order by President Gary Oxender at 10:01 am

Notice: The meeting was posted in accordance with the By-laws of the Association and Florida Statute 718.

Quorum: A quorum was established with the following board members present: President Gary Oxender, Vice President Jean Berstling Treasurer Dolores Stanco, Secretary Bob Stout, and Directors Richard Kinney, Timothy Starner, Nicole Jones, Claire Smith and George Mahana.

Minutes: Motion made by George and seconded by Rick to approve the minutes from January. Motion passed unanimously.

Guest Speaker – Tommy Kochis from Atlas Insurance came to speak at the meeting to let the owners know that the marketplace is stable and the Association insurance will be well within the budget. Association insurance covers from the bare drywall out, Owner is responsible for drywall in. Tommy recommends that Owners purchase an HO6 policy for the interior of the unit. Some questions were asked regarding insurance, and what the association insurance covers. Wind Mitigation is something that each unit owner must obtain.

President's Report – Ground and Clubhouse Committee have finished re-landscaping the two sides of the clubhouse, including sprinklers. Silver Pine and Beneva have been re-landscaped as well as Tucker's Corner. Gary and Lindsey are meeting with another Key Fob Company tomorrow. Rick reported that the pavers are done at the pool, they will be back to sand, spray, and seal. A homeowner mentioned putting pavers by the gate to have continuity. Future projects – To get the bathrooms up to ADA requirements. Clubhouse ceiling – tiles have fallen, when they come to replace that, we are going to have the electric at the clubhouse looked into. Gary also mentioned some theft, and some "scamming" going on in the Association. He also mentioned the rodent issue that the Association has been having.

Treasurers Report – Lindsey reported on the homes that were past due.

Committee Reports

- Clubhouse Committee – Gloria gave the report – gave two bids for blinds. See Gloria's report. Discussion tabled until the March meeting – will go on March Agenda.
- ACC Committee – Bob gave the report – all inspections are done. Thanked everyone for being so cooperative. Says that if an owner is wondering if they has to fill out a form – please do so. Bob also advised to used licensed and insured contractors.
- Social Committee – Paula gave the report – Bingo on Sunday night. 6:30 – 8:30. Pub Night – March 17th. \$10. Spring Bruch – April 22nd. Gloria also reported – Arcadia trip to the rodeo – Closed. Snookhaven trip on the 23rd. No cost unless you want to buy lunch. Need a head count. Savannah trip is not happening, there was not enough interest. Looking into a lunch at Linger Lodge.
- A homeowner would like to get recycling bins. Management to call waste management.

New Business – There is a homeowner that would like to put a 20x20 patch of sod behind his home at his expense.
Motion made by George and seconded by Bob to allow the homeowner at Villa to put a 20x20 patch of sod behind his home at his expense.

Unfinished Business

- Paint Colors – Gary mentioned the process of how the association is going to look at paint colors.
- Golf Cart Rules – Lindsey and Gary met with Jeremy yesterday – he is looking into forming Rules and Regulations to be accepted.
- Clubhouse Use Form – We should have from Jeremy in the next couple days.

Homeowner Input

- Room behind kitchen smells bad, like mold and mildew. Looked into it.
- \$1400 was raised for the Wounded Warrior Project on Saturday.
- George mentioned the riff between the homeowners, and said that this will be his last meeting.

Next Meeting - Annual - February 25th at 10 a.m.

Meeting adjourned at 11:10.