

Village in the Pine Owners Association, Inc.

Board of Directors Meeting

December 11th, 2018

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 Tuesday, December 11th, at 10:00 a.m.

Call to order: The meeting called to order by President Gary Oxender at 10:00 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 Gloria Baruffi, Secretary Bob Stout Treasurer Dolores Stanco, Directors Claire Smith, Richard Kinney, and Barbara Alberts, Director Mark Price and Director Timothy Starner.

Minutes: The minutes were presented with three changes to be made. **Motion** made by Gloria Baruffi and seconded by Richard Kinney to approve the minutes with changes from November 13th, 2018. **Motion** passed unanimously.

Presidents Report – Gary Oxender gave his report. The fence on Beneva has been repaired by H & Y Fence without the block post. The drainage project has been completed. Eight more trees had to come down due to the close proximity to the villas. There was also a number of trees trimmed back off of some villas. There will be four openings on the board at the annual meeting in February. It would be nice to have a town hall to talk about needs in the community. Budgeting will be as important as ever next year. Starting in July or August we need to look at each line item in the budget to get a better idea where we stand. Inspections have been completed and letters are being sent. Pictures have been taken of each villa and will be kept on file. There will be a clean slate letter to all unit owners along with a request for a copy of their insurance policy. The lighting in the parking lot is being changed out to LED to give more light and be more energy efficient.

Treasurers Report – As attached to these corporate records, Ed Olson gave the report.

Management Report – Edward Olson gave the report. The agenda was sent out to unit owners in PDF form so hopefully everyone was able to open it. A question was asked about collecting email addresses and what to do for the unit owners who do not have a computer. The calling committee will continue to do their important work. The first notice for the annual meeting will be sent out on the 17th of December including the letter of intent for those interested in running for the board. The insurance company for the driver who ran into fence on Beneva has been contacted and the invoices for the repair have been sent. They should be sending the reimbursement check within a week.

Committee Reports

- **Landscaping Committee** – Gary Oxender gave the report. The community wide raking project was done yesterday. The tree situation will be an ongoing thing with two more pines looking bad. Mowing's have really slowed down.
 - **Social Committee** – RoseAnn gave the report. She and JoAnn Conrad will be co-chairing the committee. Helping them will be Carmen McKinnen, Dotty Ziegler, Diane Lewis and Barbara Richardi. Be sure and check the bulletin board for upcoming events.
 - **Pool Committee** – Rick Kinney gave the report – All is working well. The heater is working well. Thank you to helpers, Frank Mallot and Ronnie Alberts.
 - **ACC** – Bob Stout gave the report. Two requests have been submitted this month, one has been approved and the other is being reviewed.
- New Business**
- Bob Stout spoke about the need to update the books that were given to the unit owners with the association documents in them. The documents have been changed both in 2016 and 2017. **Motion** by Gary Oxender and seconded by Gloria Baruffi to update the books for the unit owners. **Motion** passed unanimously.

Unfinished Business

- Gloria Baruffi spoke more about comments from last meeting and that Gary is still president even though he is not on sight. Property Manager Ed Olson can be contacted at any time for any issue. Scheduling contractors has proven challenging. The lighting in the front has been worked on several times.
- **Homeowner Input** – A question was asked about note taking and minutes being taken at the board meetings. A homeowner spoke about the importance of reporting problems with flickering lights. This is an electrical problem with the main line coming into the homes. They also talked about the importance of smoke detectors and a program to install them. Also the importance of leaving the front porch light on.

Meeting adjourned at 11.19 am.

Next Meeting - Tuesday, January 8th at 10:00 am.