

Minutes of Pine Hollow SSD for 2/2/16

Meeting started at 6:30pm

- Attendee's

Paul Pinet, Gerry Javier, Debbie Armstrong, Barbara Nees, Bob Valinoti, Scott Moskowitz, and Connie Asmar. (We have a quorum for 2/2/16 meeting)

- January 5, 2016 meeting there was not a quorum, no official meeting held.
- Homeowners Association was never officially formed, so the documents are just a suggestion at best.
- A sprinkler repair was made for \$100, Gerry Javier is to find out from irrigation vendor where the water shutoff is located.
- Mitchell Thrower is to find out from the county who is responsible for sidewalks.
- Website \$99 initial fee, and \$199 annual costs. (Dean Barcenas a Pine Hollow resident, said cost was too high and he will work on getting the site up at a much lower cost.)
- Debbie mentioned to the homeowners, at anytime they are able to review the records for Pine Hollow.
- Board voted on changing banks from Bank of America to Suntrust to save excessive monthly fees charged by Bank of America. Gerry Javier motioned and Barbara Nees seconded. Voted 7-0 for changing banks.
- The current tax assessment does not cover our annual expenses, or any additional expenses that may arise, so the board discussed submitting an increase to be voted on by the homeowners during the 2016 election.
- An evaluation needs to be done listing all expenses currently paid, any additional items required by the county, enhancements, and maintenance of the Pine Hollow community. This will give the board a better idea of what the assessment increase should be in order to better cover expenses in the future.
- Current Expenses:
 - Funds were not available, so several of the homeowners contributed funds, and volunteered time and efforts to freshen up the front entrance. (the purchase and placement of new mulch)
 - In November 2014 the front entrance was pressure washed and painted. Funds were not available so President Gerry Javier deposited \$1,000 of his personal funds to cover this expense. (Scott made motion, and Debbie seconded for Gerry to be repaid when funds are available. Vote 5-0 in favor to repay Gerry, and Gerry abstained.)
 - Audit fees annually \$800
 - Reclaimed water fee monthly \$9
 - Clipper Dean monthly fee \$375
 - Property Appraiser annual fee 2%
- Items the board is aware of that need attention, and require additional funds.
 - Several areas outside the the community wall need to be cleaned up.
 - New landscaping needed.
 - Reserves for possible wall damage.
 - Pressure washing side walks in community on a regular basis.
- Paul wants to resign from the board. He will submit a resignation letter.
- Gerry appointed Barbara Nees as the new Treasurer, and Connie Asmar as Secretary.
- Meeting Adjourned 7:55pm