

The Pines Community Services Association, Inc.  
Regular Board of Directors Meeting  
Tuesday, October 8, 2024, 7:00pm

Join Zoom Meeting

<https://zoom.us/j/94852996982?pwd=Y0VBaFlldGgrVFRGMUICZER4cm9CQT09>

Meeting ID: 948 5299 6982

Passcode: 035027

Phone: 1 305 224 1968 US

Meeting is for Unit owners only in person at HOA office located at 2129 White Pine Unit C, via Zoom or Telephone conference call.

## *Agenda*

1. Call to order. *Time:*

2. Determine Quorum

*Present: Ayub Sheikh, President, Ruthza Georges Vales, Secretary, Aziza Urunova, Lauren Perez, Shakeel Ahmed*

3. Proof of Notice sign placed & agenda posted on all bulletin boards on 10/4/24.

4. Approval of 9/10/2024 meeting minutes

*Motion: Ruthza*

*Second: Lauren*

5. Old Business

A. Gutters/Roofing

*Gutters installations are complete. If anyone is having any issues with roof or gutters place submit workorder on GRS website. Please keep in mind that if a technician is sent out to assess your roof due to a leak the cause of the leak isn't the roof but your AC. The owner will be responsible for \$150.00 assessment fee. Please make sure that AC are being serviced regularly to prevent potential leaks from the AC.*

B. Roof Repairs continue.

*Any owner who is still having roof leaks needs to place workorders on GRS website.*

C. Fining Committee

*Board still accepting volunteers for Fining committee.*

D. Building Number Project:

*Board interviewing company for installation of building numbers.*

- E. Brightview Landscaping. *We are aware of resident concerns and noted quality control issues with the current landscaping company. We have brought those concerns up with Brightview management. If issues do not improve the Board will consider replacing them with another lawncare company.*

6. Accounting

A. Owner 1168

*Payment plan to be signed by owner indicating that the \$1626.50 owed in HOA Fees will be paid in 7 equal payments of \$250. If payments are not made as agreed, legal action will be taken against this owner.*

*Motion: Ayub*

*Second: Lauren*

B. Owner 1144

*Payment plan to be signed by owner indicating that the \$2,702.50 owed in HOA fees will be paid if 10 equal payments of \$270.25. If payments are not made as agreed, legal action will be taken against this owner.*

*Motion: Aziza*

*Second: Shakeel*

C. Owner 1104

*The payment plan to be signed by the owner indicates that the \$615.00 owed in HOA fees will be paid if 3 equal payments of \$205.00 If payments not made as agreed , legal action will be taken against this owner.*

*Motion: Lauren*

*Second: Aziza*

D. Owner 1101

*The attorney is preparing a motion to reopen foreclosure due to non-payment. Will make board aware once case is reopened.*

E. Owner 1184

*Answer to complaint from owner is due from owner by 10/10/2024. The attorney will make the board aware of the next step based on owner's response.*

F. Owner 1132

*The owner remains in compliance, payments will be forwarded once received from trustee*

G. Owner 1144

*This owner has not responded to 10 days opportunity to cure and remains in default of their repayment agreement. Would the board like for counsel to proceed with collection which would include a lien and a notice of intent to foreclose.*

*Motion: Aziza*

*Second: Shakeel*

H. Owner 1147

*This owner has asked to have \$25 late fee waived. Stated that he wasn't aware that he had a HOA maintenance fee pending because he had automatic payments set up through his bank.*

*Motion: Ayub*

*Second: Shakeel*

I. Owner 1145

*This owner has asked to have \$120.14 late fee waived. Stated that she has had some medical difficulties as of late and if this amount is waived it would allow her to pay the outstanding balance on her account asap.*

*Motion: Ayub*

*Second: Lauren*

6. New Business

A. Board Member Nominations.

*Anyone who would like to run for a seat on next year's HOA board, please submit a notice of intent to run between October 15, 2024-November 15, 2024. The final list of candidates will be mailed to members on December 15, 2024.*

B. Budget Meeting to discuss 2025 budget scheduled for November 1<sup>st</sup> at 6pm

C. Parking /Booting new booting company (High Risk Enforcement)

*Letters with information on High-Risk Enforcement information were mailed out the first week of October. The information mailed includes guest registry information. Please keep in mind that each guest is only allowed 35 cumulative days per year. If you have used up 35 days already this year, you will not get more just because it's a new company. If you registered with your most current license plate number when obtaining decals nothing further is needed. If you haven't submitted most current car registration information please do so as soon as possible, to prevent getting booted.*

*The reason for this change in companies is Anchor booting wasn't coming out for the number of agreed upon days, allowing owners exorbitant amounts of guest pass days far exceeding the allowed 30 guest days. Multiple incidences of deceptive behaviors from owners in efforts to obtain additional parking spaces. Complaints from owners about decals.*

D. Please remember that if anyone has questions or concerns regarding board decisions, or have general questions about rules, reach out to board via Pines office number or email or GRS Management website.

E. GRS Management

*Beatriz Freijo, property manager from GRS is available to answer questions regarding payments, website, and services.*

10. Open Forum

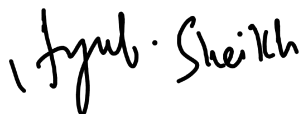
2104 D had a roof leak in January, Roofman was sent out and he received a bill he wasn't expecting or feel he should be responsible for. Explained to owner that he is responsible for cost of Roofman coming out because roof leak was due to AC.

2176 A and 2177A c/o flooding to courtyard whenever it rains. Issue to be investigated further.

11. Adjournment: *Time: 7:59 PM*

*Motion: Ruthza*

*Second: Lauren*



AyubSheikh, President  
11/18/2024