

The Pines Community Services Association, Inc.
Regular Board of Directors Meeting
Tuesday, August 13, 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: 07:01pm*
2. Determine Quorum
Present: Ayub Sheikh-President, Ruthza Georges-Secretary, Aziza Urunova Treasurer, Board members- Lauren Perez & Shakeel Ahmed
3. Proof of Notice sign placed & agenda posted on all bulletin boards on 8/9/24.
4. Approval of 7/9/2024 meeting minutes
Motion: Ruthza *Second: Lauren*
5. Old Business
 - A. Gutters/Roofing
Gutters installation is continuing, mansard to be cleaned after all gutters are placed.
 - B. Parking /Booting (Anchor Booting) Decal distribution
Decals only available in office Monday-Friday (please see office schedule)
 - C. GRS Management
Beatriz Freijo, property manager from GRS is available to answer questions regarding payments, website, and services.
 - D. AT&T Lawsuit
Payment in the amount of 50K received, which will be used to pay for the continued repair of the irrigation system.
 - E. Fining Committee

Board still accepting volunteers for Fining committee. As of today, no one has volunteered

F. Insurance renewal

*(Peter Romeo) insurance agent to brief about new insurance policy.
Copy of insurance information to be posted on Pines website.*

G. Building Number Project:

Looking into alternatives to stencils that will be more durable.

6. Accounting

A. Owner 1111

Foreclosures to resume due to nonpayment.

Motion: Ayub

Second: Lauren

B. Owner 1112

Foreclosures to resume due to nonpayment.

Motion: Ayub

Second: Shakeel

C. Owner 1113

The 10-day Opportunity to Cure was mailed, but the Owner has not made the catch-up payment, nor have they contacted our office. Would the Board like for us to reopen the Foreclosure?

Motion: Aziza

Second: Lauren

D. Owner 1114

This Owner has recently fallen out of compliance with their repayment. Would the Board like for attorney to send the Owner the 10-day Opportunity to Cure Notice?

Motion: Ayub

Second: Ruthza

F. Owner 1115

Signed Repayment Agreement

D. Owner 1116

Payments are being distributed per the bankruptcy plan.

6. New Business

A. Roof Assessment & Testing by a Professional Engineering Firm

Sampling of buildings to be assessed by Board. Visiting August 13, 2024, at 9:00 AM Ayub discussed roof leaks

B. New office manager: Lisa Normile *contact phone number and email number will remain the same hours are on the board. And on the gate outside of the office.*

C. Brightview Landscaping. *Owners are responsible for the upkeep of the 2-3 feet surrounding their fence. Per the landscaping company they are aware that lawn looks unkept in some areas. This is due to weeds that they are trying to treat, once irrigation is completely fixed and they are able to appropriately treat and fertilize grass it will look more uniform.*

D. Roof Repairs. *Roofer has started initial assessment visits starting from Friday August 9, 2024.*

E. Citation Notice by Lake Worth Drainage District. *Our property fence on the North side adjacent to the drainage canal is within the right of way. Hence it must be moved to south to provide the required clearance.*

10. Open Forum

Financial reports will be available for review in office by appointment only.

Dumpster project awaiting fabrication of gates to be completed.

Plan to have an allocated budget to maintain roofs.

HOA maintenance fee projected to be approximately \$75 dollars less in 2025

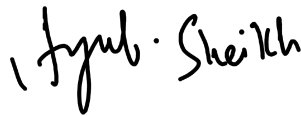
Lines for cable and internet must be installed 12 inches below ground or they will be cut when lawn is being mowed.

Survey to be assess sidewalk for possible repair.

11. Adjournment: *Time:* 08:32PM

Motion: Ruthza

Second: Lauren

A handwritten signature in black ink that reads "Ayub Sheikh". The signature is written in a cursive, flowing style.

Ayub Sheikh, President
August 25, 2024