

The Pines Community Services Association, Inc.
Regular Board of Directors Meeting
Tuesday, September 10, 2024, 7:00pm

Join Zoom Meeting

<https://zoom.us/j/94852996982?pwd=Y0VBaFlaDgrVFRGMUICZER4cm9CQT09>

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.

Minutes

1. Call to order

Time 7:00 PM by Ruthza Vales, Board Member

2. Determine Quorum

Present: Ayub Sheikh, President, Ruthza Georges Vales, Secretary, Aziza Urunova, Lauren Perez, Shakeel Ahmed, and Property Manager Beatriz Freijo of GRS Management Services.

3. Proof of Notice: Sign placed & Agenda posted on all bulletin boards on 9/6/24.

4. Approval of 08/13/2024 meeting minutes.

Motion: Lauren

Second: Ruthza

5. **Old Business**

A. Roof Assessment & Testing by a Professional Engineering Firm

Sampling of buildings to be assessed by Board. Visiting August 13, 2024

Roof assessment & testing by a professional engineer from whom a report was received. According to the report the roofs were not properly pitched and there appears to be a deterioration of the roof's membrane.

B. 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 treat and fertilize grass it will look more uniform. Board is looking at potentially changing to other lawn care companies

C. Roof Repairs

Roofer has started initial assessment visits starting from Friday August 9, 2024. Repair of our roofs by Expert Roofing is in progress and owners will be updated on their progress

D. Citation Notice by Lake Worth Drainage District.

property fence on the North side of property adjacent to the drainage canal is within the right of way. Hence it must be moved to south to provide the required clearance

E. Building Numbers

The board has decided on prefab numbers that will be located under lights of each building. In the process of hiring a person to install.

F. Gutter updates. *There is an additional 4 buildings that need to be completed, contractor will also be fixing already installed gutters with issues.*

G. Parking/Booting

H. Fining Committee

The Association is still accepting applicants for the Fining Committee. Thus far two individuals have volunteered. One more committee member is needed to equal 3 needed members.

6. **Accounting**

A. Monthly Accounts Update

- Owner 1111
Owner has made a reinstatement payment on her account and is now back on track with her repayment agreement. She has approximately 6 installments remaining
- Owner 1113
The 10-day opportunity to cure was mailed. Owner has not responded. The attorney has reached out to owner regarding the defaulted repayment agreement
- Owner 1116
The attorney has informed us that as of 8/21/2024 the court has allowed the Owner to modify the Chapter 13 plan. She is still in compliance, payments will be forwarded to the Association once received from the trustee
- Owner 1112
The foreclosure has been filed due to non-payment

7. **New Business**

B. Upcoming Tree Work
County started tree work 09/04/2024

- Dead Tree Removal
- Tree facelift on out property adjacent to Purdy Lane
- Relocation of Pine Tree from 2247 C
- Cutting Tree Roots adjacent to 2164 A
The 45yr old tree which is original to the community was not found to be causing the issues to owner's courtyard tiles. There was only one tile found to be broken in front of the entrance to the court yard, nowhere near the tree or it's roots. Owner needs to determine nature and cause of damage to her tile. Tree will not be cut down Because it isn't causing the damage owner thought it was per Tree Cutting company who came out to examine the area.

C. Dog Waste bags

Please only take the number of bags needed to pick up your dog's excrement. Do not take multiple extra bags for later. We, the home owners are paying for bags to hopefully prevent community dog owners from leaving dog excrement on the ground. If people continue to hoard bags, the HOA will not continue to provide them because it will be too costly.

D. HOA monthly assessments

Homeowners will be charged \$25.00 late fee after 15 days.

E. GRS Management

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

8. Open Forum

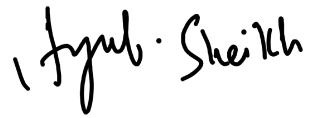
- *The owner of 2200 B would like to be kept informed of roof issue.*
- *The owner of 2095 C stated roof started leaking two weeks ago.*
- *An owner brought up the issue with his gutter which is not in line with the roof.*
- *A blast email about structural requirements was sent to owners. The board can only approve changes that comply with the governing documents.*
- *A question was raised regarding whether quotes went out for pressure cleaning of mansard. Board looking into best way to clean mansard to not cause any additional damage.*
- *Homeowners requested that the progress of roof repairs be updated as needed.*

- *A homeowner brought up repair of mailbox near office which is the last one in need of repair. The replacement of which will be very costly and budget will have to be created for this project. Last board approved replacing mailboxes but did not budget funds for replacement.*

Adjournment:

The meeting was adjourned at 7:56 P.M.

Motion Lauren **Second:** Ruthza

A handwritten signature in black ink that reads "Ayub Sheikh". The signature is written in a cursive style with a large initial "A".

Ayub Sheikh, President
09/30/2024