

The Pines Community Services Association, Inc.  
Regular Board of Directors Meeting  
Tuesday, July 9, 2024, 7:00pm

Join Zoom Meeting

<https://zoom.us/j/94852996982?pwd=Y0VBaFlldG9VFRGMUICZER4cm9CQT09>

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: 7:01 pm*

2. Determine Quorum

*Present:* Ayub Sheikh -President, Ruthza Georges-Vales -Secretary, Aziza Urunova-Treasurer, Board member- Shakeel Ahmed

3. Proof of Notice sign placed & agenda posted on all bulletin boards on 7/6/24.

4. Approval of 6/11/2024 meeting minutes

*Motion: Ruthza*

*Second: Aziza*

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 9-1*

C. GRS Management

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

D. AT&T Lawsuit

*Partial signed agreement received by attorney still waiting on one defendant to sign (total of three defendants involved in lawsuit)*

E. Fining Committee

*Board still accepting volunteers for Fining committee.*

F. Insurance renewal

*(Peter Romeo) insurance agent to briefed about new insurance policy.*

G. Dumpster Project:

*Permit has been issued by the City of Greenacres about the gates & locking mechanism. Shop Drawings have been approved for fabrication.*

H. Building Number Project:

*Stencils have been finalized. A mockup shall be done after purchase before implementation. Project shall be completed in the month of July, 2024.*

6. Accounting

A. 2220C

*was sent a 10-day Opportunity to Cure, and made a large catch-up payment, but has not fully cured the delinquency. Would the Board like for us to reach out again to the Owner or proceed with the foreclosure?*

*Motion: Ayub*

*Second: Aziza*

B. 2240A

*Owners made payoffs thru 6/2024! We are first ensuring the funds clear, after which they will be forwarded to the Association:*

C. 2227C

*Per attorney, payments are being distributed per the bankruptcy plans for properties. Payment shall be forwarded to HOA once the funds are cleared by the Bank.*

D. 2132D

*Per attorney, payments are being distributed per the bankruptcy plans for properties.*

E. 2211B

*The attorney has informed us that the Owner has been sent the repayment agreement and we are awaiting a signed copy with her first payment.*

F. 2237A

*The Owner has ceased communicating with us and has not made the promised payments. Attorneys are in the process of defaulting on him would the board like to resume the foreclosure.*

*Motion: Ayub*

*Second: Aziza*

G. 2101B

*has missed another month's repayment. We are currently preparing the 10-day Opportunity to Cure.*

H. 2184B

*has also defaulted on the repayment again. This Owner has a pattern of defaulting and catching back up a few months later. He has been sent two 10-day Notices throughout the course of his repayment. Would the Board like us to send another 10-day Opportunity to Cure to allow the Owner to catch up, or would the Board like us to resume foreclosure?*

*Motion: Ayub*

*Second: Aziza*

7. New Business

A. Capital Contribution to HOA on New Purchase (\$500.00 – Non-Refundable)

B. New Sales Application Fee Payable to HOA (\$150.00 – Non-Refundable)

*Motion: Ayub*

*Second: Aziza*

C. New Lease Application Fee Payable to HOA (\$150.00 – Non-Refundable)

*Motion: Ayub*

*Second: Aziza*

D. Roof Assessment & Testing by a Professional Engineering Firm

*Motion: Ayub*

*Second: Aziza*

E. Appoint of a new Realtor to handle HOA Rental Properties *Lisa Normile*

*Motion: Ayub*

*Second: Aziza*

10. Open Forum

Owner at 2145 asked about who was responsible for damage from roof leaks to his unit.... Instructed to reach out to his insurance carrier and go from there.

Beatriz instructed to assist in removal of beehive at 2128

Owners at 2173 D and 2173 C to follow up about walkway light

Owner inquired about uneven maintenance of lawn by BrightView

11. Adjournment: *Time: 8:21 PM*

*Motion: Ruthza*

*Second: Aziza*

**Name: Ayub Sheikh**  
**Title: President**  
**Date: August 8, 2024.**

