

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

## *Agenda*

1. Call to order @ 0702.
2. Determine Quorum  
Present for Meeting: **Ayub Sheikh** -President, **Aziza Urunova** -Treasurer, **Ruthza Georges-Vales** -Secretary, Board members- **Lauren Perez & Shakeel Ahmed**
3. Proof of Notice sign placed & agenda posted on all bulletin boards on 4/5/24.
4. Approval of 2/13/24 ,3/12/24 & 3/27/24 meeting minutes and 2/16/24 & 2/23/24 closed meetings  
**Motion: Ayub**      **Second: Lauren**
5. Old Business
  - A. Dumpster project: *Project almost completed, gates with locks still needed.*
  - B. Gutters/Roofing: *Gutter project contract awarded to Complete Gutter Services at a cost of \$194,025. Comparative statements provided to owners to see what other options contract was compared to.*
  - C. Parking /Booting (Anchor Booting) Decal distribution: *Anchor Booting Contract to begin on May 1, 2024. Decal distribution started, schedule provided to owners, guest registration procedure explained to owners.*
  - D. Landscaping company (Brightview): *Landscaping contract awarded to Brightview Landscaping Services, contract to begin on May 1, 2024. Brightview also awarded a contract to assist in the repair of irrigation system. Money obtained from AT&T lawsuit to be used towards irrigation repair.*
  - E. Management Company (GRS Management): *Transition in progress from Seacrest to GRS, Official start will be May 1, 2024. Information regarding GRS portal, Hoa payments etc. to follow prior to completion of transition.*
6. Accounting
  - A. 6425C  
Final collection notice was mailed to pay in full, they were given 45 days.  
Mailing date to pay in full, after that time if payment not received.

Account will be eligible for foreclosure. Retainer invoice to be sent once.  
Account becomes eligible for foreclosure. Motion to begin foreclosure if  
account not paid in full when it becomes eligible for foreclosure.

**MOTION: Ayub**

**SECOND: Shakeel**

**B. 2240A**

Final collection notice was mailed to pay in full, they are given 45 days.  
Mailing date to pay in full, after that time if payment not received.  
Account will be eligible for foreclosure. Retainer invoice to be sent once.  
Account becomes eligible for foreclosure. Motion to begin foreclosure if  
account not paid in full when it becomes eligible for foreclosure.

**MOTION: Ayub**

**SECOND: Lauren**

**C. 2220C**

10 day opportunity to cure letter sent to owner to allow them an  
Opportunity to have repayment agreement reinstated.

**D. 2184B**

30- day extension to be granted to homeowner to allow them an  
Opportunity to have repayment agreement reinstated. Owner has  
Acknowledge this opportunity and stated that he will make sure  
To catch up on his payments by the deadline.

**MOTION: Ayub**

**SECOND: Shakeel**

**E. 2100C**

The lien has been filed, attorney are currently drafting the final collections  
notice. Once this notice is mailed, the Owner will have 45 days to pay in  
full. If payment is not received, then the account will be eligible for  
foreclosure (upon Board approval and receipt of retainer).  
Motion to begin foreclosure if account not paid in full when it becomes  
eligible for foreclosure.

**MOTION: Ayub**

**SECOND: Shakeel**

F. 2237A

No payments have been received and account remains eligible for Foreclosure. Motion to continue with the foreclosure process.

MOTION: Ayub

SECOND: Aziza

G. 2211B

The retainer was just received to begin foreclosure board to be Updated accordingly. Motion to continue with foreclosure process.

MOTION: Ayub

SECOND: Aziza

7. New Business

A. Roof Leak Investigation

*Engineering company to be hired to investigate a sample of buildings that have been having leaks to determine the cause of these roof leaks.*

*Awaiting construction documents that were missing previous property.*

*Manager was instructed to obtain documents from previous board members.*

8. Open Forum

*Questions answered concerning booting and GRS management.*

*New insurance start date to be determined based on price of May 31 vs July Start.*

9. Adjournment: 08:30

Name Ayub Sheikh Title President Date 04/10/2024