

The Pines Community Services Association, Inc.
Regular Board of Directors Meeting
Tuesday, March 12, 2024 7pm

Agenda

1. Call to order Time 7PM by Ayub Sheikh
2. Determine Quorum
*In attendance (President) Ayub Sheikh (Secretary) Ruthza Georges-Vales (Treasure) Aziza Urunova, Board Lauren Perez Shakeel Ahmed
Also present were Traci Bradshaw & James Bourassa from Seacrest*
3. Proof of Notice sign Placed & Agenda Posted on all Bulletin boards on 3/8/24
4. Old Business
 - A. Dumpster project-
*1 month until completion of completion of Structural portion of dumpsters , gates may have to redesigned
Due to issues between ADA compliance and how gates were designed
Which would cost an additional \$13000*
 - B. Gutters/Roofing
*Meeting with Roofman (\$4172) for complete Gutters.....Mr. Dzenutis indicated that because gutters were not maintained warranty is null and void. Previous board was made aware that a maintenance contract cost approximately \$50,540 was needed to maintain warranty on 6/9/2023 & 1/8/24
Meeting with other Gutter Companies to complete partial gutters,
And remaining buildings without gutters . We anticipating completing project at a total cost of \$193, 753 with splash guards (not including what was paid to roofman) which would save \$47, 319 from what roofman wanted to charge without splash guards
Must pay Roofman \$16, 688 for work they have already completed on gutters.*
 - C. AT&T Claims for Damages
*Settlement amount \$50,000 to use towards getting Irrigation repaired, Initial amount wanted for repairs was \$100,000
All parties agreed \$50,000 in damages from AT&T. This amount along with \$20,000 from insurance will be used towards repair of the irrigation system.*
 - D. Parking /Booting Committee
Issues with booting company may have been related to Property manager's Error in data entry.. Currently negotiating with three companies South Florida Booting, High Risk Management, and Anchor Booting. Anchor booting seems to be the best option thus far .
 - E. 2248 A Rental Property Contract
Current tenant accepted a \$2000 increase in rent. a new lease agreement will be signed for a period of a year. The renter will now be dealing directly with the board instead of through an intermediary broker. Maintenance does not appear to have ever been performed on this unit, unsure of where this money went.
 - F. Dead Trees/ Clusia vs Ficus

*currently interviewing landscaping companies
That are able to repair irrigation and bundle all landscaping needs
For all incorporating price. Landscaping issues didn't happen overnight
Will take time to repair due seeding process which takes time but is less
Expensive than sod*

G. Accounting

II. Independent Audit of Pines

Current audit approved to be completed

5. New Business

A. Parking lot project

*Currently looking into rules as regarding utilizing community volunteers to complete
Parking lot project vs having Maintenance supervisor complete work , the city of
Greenacres requires work be completed by license contractor. Will look into proposal
To get this completed.*

B. Building Numbers Project

*Maintenance supervisor to complete
Using paint and stencils to add building
Numbers to beige area of buildings so building numbers are visible
Motioned By Ayub Second by Ruthza all in favor Passed*

C. Office improvement (Zoom/ Computer/Microphone)

*HOA to obtained Zoom account to conduct meetings, Previous account
Belong to Seacrest. Look into purchasing New computers for the use of HOA staff
Computer belonged to Debbie. Unsure why in all this time building was in use
Necessary items to conduct business never purchased.*

D. Maintenance of AC

Owners to maintain AC at least 2x yearly to prevents leaks

E. Trash Days

*Trash days are MWF , please do not put out bulk items before Tuesday night.
Be mindful of neighbors as many of new trash enclosures are in front or near
Other people's homes*

F. Reappropriation of special assessment funds from 2023

*In the year 2023 special assessment was \$359,830.20 against an anticipated budget
Of \$359,830.20. However loan repayment showed a payment of \$187,336.80
The amount is \$139,195.20 Seacrest needs to account for what happen
To this amount. As it was diverted elsewhere without previous approval of owners*

H. Insurance

*New broker obtained (Business Risk advisors) to shop for a less expensive policy
options.
Motion Ayub second Ruthza All in favor passed*

I. Replacement of on site Property Manager

Immediate replacement of Debbie as on site Property Manager

Due to difficult interactions with the new board. Last projected day 3/15

Motion Ayub Second Ruthza All in Favor Passed

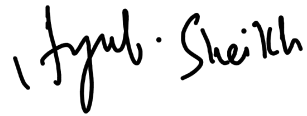
J. Community Animals

*Please remind children that community animals
(birds/Ducks/Squirrels) are not to be harmed*

6. Open Forum

*Issues with current Pest control company request a payment \$750 for
Maintenance of mouse traps, which appears to have never been done.
On 2/26 and 2/24. Payment to be held until proof of work
Motion Ayub Second Ruthza all in favor Passed.*

7. Adjournment At 8:08pm



Ayub Sheikh
President

April 09, 2024

Name _____

Title _____

Date _____