

PINE HARBOUR PROPERTY OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

DATE: Saturday, May 3, 2025

LOCATION: Pine Harbour Common Area

MEMBERS PRESENT: Terry Schneider, Jo Glass, Tina Smith, Heather Mueller, Phil Duckwitz, Nick Kubyako

COMMUNITY MEMBERS' PRESENT: Sign in sheet attached

MEETING CALLED TO ORDER AT 10:08 am BY Terry Schneider

FINANCIAL: Reviewed April financial report, late dues, status of leased boat slips and waiting list.

ENVIRONMENTAL: Overview of new home construction, decks, fences and carports.

COMMON AREA: Discussed road status in neighborhood; what roads were tar & chipped and what the goal is for 2025. Updated members that we have replaced the handrail at the boat slip walkway, replaced signs throughout the neighborhood and signed a new contract for a mowing company for the year. Obtaining quotes from contractors to work on the boat ramp area and erosion.

GATE: Gate working at this time although there is a limit switch problem that the vendor is working on fixing.

OLD BUSINESS: None at this time

NEW BUSINESS: Nick advised the members of the Hydrilla treatment that will be happening at the boat ramp and the waterfront lots. Dominion has allowed one vendor to work with the LAAC and communities to reduce the Hydrilla growth. Board approved \$1,500 for this treatment.

MEMBER QUESTIONS: Bill D. would like to know if Dominion will pay any towards the Hydrilla treatment; Nick will contact them. Norm E. asked if we had any updates on the Firefly installation; members that have talked with the construction crew have said it will be at least another 3 months. Jeff M. asked if we could do anything concerning speeding vehicles; several members discussed having a sheriff in with radar, but our signs are not in compliance with allowing them to write tickets, the board will do more research on this topic. Fred B. asked about school buses coming into the neighborhood; after some discussion, Heather will contact the head of transportation and find out if the county will come through the gate. Sherry F. asked if the road will be repaired at the culvert pipe on Pine Harbour drive; Heather advised that it is in the quote. Rich E complimented the board for the ECC's speed and efficiency on approvals. Matt D. stated there are large holes from erosion by the dock; the board went down after the meeting and saw the erosion and would have it fixed as soon as possible.

ELECTION OF THE BOARD OF DIRECTORS FOR 2025-2026: The following members are currently running: Chris Burke, Jo Glass, Nick Kubyako, Heather Mueller, Terry Schneider and Tina Smith. There were no nominations from the floor. All members in attendance were in favor.

MEETING ADJOURNED: 10:48 am

NEXT BOARD MEETING: Saturday, June 7, 2025

Respectfully submitted by Tina Smith, Secretary/Treasurer