

PINE HARBOUR PROPERTY OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

DATE: Saturday, December 6, 2025

LOCATION: Terry Schneider's home

MEMBERS PRESENT: Terry Schneider, Jo Glass, Chris Burke, Tina Smith

COMMUNITY MEMBERS PRESENT: None

MEETING CALLED TO ORDER AT 9:10 am by Terry Schneider

FINANCIAL: Reviewed financial report and late dues report. Working with a different attorney to try and start the foreclosure process on lot 134. Reviewed and approved the 2026 financial budget.

ENVIRONMENTAL: Discussion on the carport installed on lot 184; legs need to be covered. Chris to send an email to the member stating an error was made on the initial approval and it needs to be corrected. As a reminder, the ECC will generate a form to be distributed to existing members outlining the process on adding structures and fences to their lots. This will also be provided to new members as soon as they purchase.

COMMON AREA: Waiting to hear back from the contractor to add a concrete pad at the front gate to install the new mail and parcel boxes. The steps at the common area need to have boards inspected and possibly replaced. The speed hump closest to the front gate is pooling water, Heather to contact Barton & Boyd to repair. A sign at the boat ramps needs to be fixed. Chris to pick a few days to send out for volunteers to blow leaves at the common area.

GATE: Working properly at this time.

WEBSITE: Nothing to note currently.

OLD BUSINESS: No updates on congestion at the front gate during school bus hours. No positive updates concerning the Hydrilla treatment. Will discuss the remaining road work at the spring meeting.

NEW BUSINESS: No new business to discuss at this time.

NEXT BOARD MEETING: March 7, 2026

MEETING ADJOURNED AT: 10:07 am

Respectfully submitted by Tina Smith, Secretary/Treasurer