PINE HARBOUR PROPERTY OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

DATE:	Saturday, September 5, 2026
LOCATION:	Terry Schneider's home
MEMBERS PRESENT:	Terry Schneider, Jo Glass, Chris Burke, Nick Kubyako, Heather Mueller, Jenny Janson, Tina Smith
COMMUNITY MEMBERS PRESENT:	None
MEETING CALLED TO ORDER AT	9:13 am by Terry Schneider

FINANCIAL: Reviewed financial report and late dues report. 7 lots still unpaid for 2026. Board agreed to adopt a rule to allow the collection of dues late fees at 30 days (state is currently 60).

ENVIRONMENTAL: Chris to reach out to lot 179 to see if help is needed to clear out the trash and clean up the lot and to lot 175 concerning the grass that needs mowed. Lot 11 has been cleaned up of most of the trash and debris.

COMMON AREA: Heather reached out to Stafford homes to install the concrete pad and the new mailboxes. Board looking for a new snow plowing company for 2027; Heather to get quote for Roberts Enterprises. The replacement of the dock ladder will take place in the spring.

GATE: Verizon will be discontinuing the copper old school lines for the gate phone, board agreed to obtain fiber to replace the service.

WEBSITE: There is a new option on the website for members to reserve the pavilion area for events. Jo Glass will coordinate the calendar.

OLD BUSINESS: Nick is storing the leftover TREX boards until we have a quote to replace boards at the boat docks. Will obtain quotes during the off season for the replacement. The board did not approve the addition of covers to the boat slips as requested by a member.

NEW BUSINESS: An email was sent to the county concerning the traffic blocking the entrance to Pine Harbour; they are aware and are addressing the problem. The board agreed to revise the common area rules to incorporate both dues & ECC violations. The board agreed to raise the annual boat slip lease fee to $600. The board reviewed 3 quotes for cameras at the common area/boat slips, we are submitting a request to all three to revise the quote to only include the boat slips. Discussed the replacement of the boat slip numbers on the docks after refinishing/replacement and adding signs for the temporary slips. Trunk or Treat will be held at the common area parking on October 31 from 3 -5 pm.

NEXT BOARD MEETING: December 5th – 9 am

MEETING ADJOURNED AT: 11:00 am

Respectfully submitted by Tina Smith, Secretary/Treasurer