

PINE HARBOUR PROPERTY OWNERS' ASSOCIATION

ANNUAL MEETING

DATE: Saturday, May 2, 2026

LOCATION: Pine Harbour Common Area

MEMBERS PRESENT: Terry Schneider, Jo Glass, Tina Smith, Heather Mueller, Nick Kubyako, Chris Burke

COMMUNITY MEMBERS PRESENT: See attached list

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

FINANCIAL: Reviewed April financial reports, late dues report, boat slips and waiting list.

ENVIRONMENTAL: ECC has reached out to several lots about trash and unsightly debris. There are currently 2 new builds in process. Reminder to members to comply with ECC rules on fences, sheds and lot modifications.

COMMON AREA: Firefly has reached our neighborhood and we are in contact to have internet installed at the boat ramps and front gate to install cameras that are more access friendly. The steps at the common area/boat ramp will be repaired and boards replaced with Trex. The final road repairs will be completed in May.

GATE: Working at this time with no issues.

OLD BUSINESS: Hydrilla treatment for the Pine Harbour shoreline will be applied in July with ProcellaCOR, which should last 2 years. Members will be notified of the exact date and it is recommended that you do not enter the water until 2 hours have passed after application.

NEW BUSINESS: None at this time.

MEMBER QUESTIONS: None at this time.

ELECTION OF THE BOARD OF DIRECTORS FOR 2026-2027: The following members are currently running: Terry Schneider, Tina Smith, Chris Burke, Jo glass, Nick Kubyako, Heather Mueller. Jenny Janson was nominated from the floor. All members in attendance were in favor. Board voted in by acclamation.

NEXT BOARD MEETING: Saturday, June 6, 2026

MEETING ADJOURNED AT: 9:36 am

Respectfully submitted by Tina Smith, Secretary/Treasurer