

PINE HARBOUR PROPERTY OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

DATE: Saturday, September 6, 2025

LOCATION: Terry Schneider's home

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

COMMUNITY MEMBERS PRESENT: None

MEETING CALLED TO ORDER AT 9:05 am by Terry Schneider

FINANCIAL: Reviewed August financial report, lates dues report and road bonds still being held. Attorney is working on foreclosure of lot 134; verifying that the association can proceed. Lot 108 will not receive a road bond refund due to road damage on Hickory.

ENVIRONMENTAL: Lot 184 installed a fence without approval, ECC reaching out to have paperwork completed and an exception approved; Lot 108 is producing too much runoff in heavy rains due to lack of trees and/or silt fence, ECC to review and get with the builder on a solution before construction is completed. Lot 177 has expressed an interest to build; ECC waiting on documentation.

COMMON AREA: We are on schedule for the 2<sup>nd</sup> week of October for Barton & Boyd to begin the road resurfacing. Approved the quote from Robert Enterprises for the erosion control at the common area. Discussed removing the rock and replacing the weed mat at the front gate, Paul Basler has volunteered.

GATE: Gate and hold open working at this time. Jo Glass will take over the camera operations and review if needed.

OLD BUSINESS: Waiting on Firefly install in order to add new cameras at the boat slips/common area. We are on the schedule for the Hydrilla treatment next year.

NEW BUSINESS: Order snake poison pellets for the front gate; cigarette butts at the front gate from parents waiting on school buses. ECC to reach out to Lot 36 concerning the dead tree that needs to be removed. Need to confirm the number of no wake buoys. Date for neighborhood truck or treat will be October 25<sup>th</sup> from 2-4 pm. Call to remove the port o potty.

NEXT BOARD MEETING: Saturday, December 6<sup>th</sup>.

MEETING ADJOURNED AT: 10:15 am.