

PINE HARBOUR PROPERTY OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

DATE: Saturday, March 7, 2026
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 9:03 by Terry Schneider

FINANCIAL: Discussed February financial report, status of current dues payments and late dues report. Liens have been placed on 2 lots for delinquent 2025 dues. All boat slips have been leased for the new year, with 2 members moving up from the waiting list. Discussed moving excess cash to a CD after the dues are collected and the road repair expenses have been paid. Current annual dues have been at \$425 for 5 years; the Board approved increasing to \$475 effective 03-1-2027.

ENVIRONMENTAL: Lot 155 will be adding an addition in May. Lot 168 new owners will be renovating. Lot 95 will not receive the road bond refund due to road damage. Lot 144 asked to clear lot and add a well but wouldn't be building for 5 to 10 years, the board declined the request. ECC to send out emails to several lots concerning their appearance.

COMMON AREA: Received two estimates for road repair and road refinishing – Terry reaching out for clarification on the wording of the estimates to ensure we are covering all the necessary repairs. Heather to obtain new quotes for snow removal for the winter. Board approved renewing the mowing contract for the summer.

GATE: Ok at this time.

WEBSITE: Ok at this time.

OLD BUSINESS: We have been approved to treat/remove the Hydrilla. Waiting on approval from Dominion on which chemical will be used. Treatment should be applied mid/late summer. Heather to reach out to Firefly with aerial map of where we want the internet installed for cameras at the common area/boat docks. Contractor to be scheduled to install the concrete and new mailboxes at the front gate.

NEW BUSINESS: Scheduled a community clean up date for April 18th. Steps at the common area need to be repaired; fence at the front gate needs repaired; docks need to be checked, etc. Annual meeting scheduled for May 2nd, 9 am. All members of the current board have agreed to run again for the new year.

NEXT BOARD MEETING: June 6, 2026

MEETING ADJOURNED AT: 11:15 am

Respectfully submitted by Tina Smith, Secretary/Treasurer