

March 7, 2025 | 📅 PP HOA BoD Meeting

Attendees: Armand, Ozzy, Robyn
Meeting commenced at 7:11pm

Agenda:

1. Officers for Current Term – continue established roles for 2025

- a. Armand – President
- b. Ozzy – Treasurer
- c. Robyn - Secretary

2. Goals for 2025

- a. Irrigation repairs – many components are original; request Hughes to look at it and provide recommendation/pricing
- b. Property Conditions:
 - i. Establish a plan with a handyman for mailbox improvements to get them back into compliance
 - ii. Propose a door hangar style notification, with a letter follow up, and a certified letter + fine if necessary
- c. Establish a list of “resident recommended vendors” to be able to share information among community members; host the list on the website.
- d. Beautification of the front entrance
 - i. Removal of dead trees, adding plants

3. Asks from Homeowners from Annual Meeting

- a. Vacant spot at the other end of the neighborhood – what could be done with it to help with beautification? Picnic table/gazebo/zero-scaping
- b. Social Events – further promote the Facebook page to get neighbors to engage on independent social events

4. **XXXX Property:** House is vacant; who is on the deed for this property? According to county records it's just him. Many code violations on this property.

- a. Send a certified letter to both addresses covering a list of violations that need to be remedied within 90 days of receipt of letter

5. **Overdue Dues:** Two Homeowners outstanding on their dues:

- a. Consider increasing late fees in 2026 to ensure timely payments

6. **Vendor Renewals**

- a. HBS February 2026 Expiration; Armand making attempts to contact the salesperson to arrange the 2025 dumpster date.

- b. Hughes has provided a new contract with some increases

- i. \$85/week for mowing; proposing \$95/week
- ii. Aeration & fertilization went up
- iii. Sprinkler on & off
- iv. Net cost increase is ~\$200 per year

7. **Dumpster**

- a. Propose doing the dumpster a week or two after the Pinery Community Garage Sale
- b. Pinery Pointe HOA to communicate Garage Sale and align with Pinery HOA
- c. Community Members have requested a second dumpster in the year

8:16pm Adjourn Meeting

Action Items:

Robyn - Remove Pilatski/Owen from distribution list

Robyn - establish a cover letter & punch list document for resident violations