

**Pine Shadows Civic Club  
Minutes of the June 30, 2018  
Board of Directors Meeting**

President Al Brasher called the meeting to order at 10:10am. Board members present are Al Brasher, Director John Long, Director Chris Carrusso, Secretary James 'Skip' Straus, Treasurer Jill Pauly and director Jeanie Conklin. Vice President TC Childress arrived at about 10:15am. The members present constitute a quorum. Al recognized visitor members, Kim Terrel, Rita Highsmith, Derral Henry, Arch Waller, Pat Ford, Sharon Carusso, Helen and Cindy Straus.

Skip read the minutes of the May 26<sup>th</sup> Annual Board Meeting. The motion to erect a handrail at the last meeting was discussed. Al then made the motion to approve the minutes, which was seconded by Jill. All approved and motion passed.

Jill gave the Treasurer's Report. Balance in checking is \$22,989.43 and in savings is \$4404.33 for a total of \$27,393.76. It was noted that the new swim ladder was paid for by residents who pitched in to cover the total cost of \$1800, collected by Rita Highsmith. Rita actually collected \$1820, so \$20 went into the general fund of the PSCC. Jill mentioned she would like to see breakdown of costs of fundraisers. Skip made the motion to approve the Treasurer's Report. Jeannie seconded. All approved and motion passed.

#### Committee Reports

##### Architectural Committee.

- Al had sent A. Chambliss an approval letter to improve his property on Shadow Lane, noting that the proposed fence line must be set back 25' to the "build line" of the property. Al then stated that he re-read the Deed Restrictions show that the build line is to be 20' and not 25', so it was decided that another letter would be sent showing that change.
- The Board was shown build plans for the Carusso property
- David Reeves fence plans had been verbally approved by Al and is already built.
- Wendy Fulford had submitted plans for home addition and work is already underway.
- Jill Pauly submitted plans for adding a pool behind her home and was approved.

##### Yard of the Month Committee.

- Jill and Jeannie announced that Barbara Walker was to be the July recipient of the Yard of the Month.

##### Pier Safety Committee.

- Discussion about handrail. Derral and Archie did not want to build the handrail. Discussion about placement and who would build it. Skip made a motion to get Ivy Boathouses to give a quote and recommendations on a handrail. It was noted that other POAs have handrails on their piers. All approved and motion passed.
- It was mentioned the need for a new lock at the boat ramp. Jill and Chris to handle this. Al made the motion to approve and TC seconded. All approved and motion passed.

##### Unfinished Business

- Al stated that he had met with the County Commissioner regarding the road situation. County stated there are no more funds for roads for this year, but that we could be placed on the list for improvements for 2019. The Commissioner did say that the County would repair the bad spots on Pine Brook, Cypress and N. Cypress, though he would not give us a start date. The repairs would be made at no cost to PSCC.

- Al went on to say that the County gave us an estimate of our share of the costs for new chip and seal roads – N. Cypress \$5600, Cypress \$12,950 and Pine Brook \$14,000. That would be a total of \$32,550 to do the entire loop. Discussion ensued whether to do the entire loop. Also discussed was the possibility of doing the entire loop and coming back in five years and do the whole subdivision. Discussion around January fees coming in of around \$12,000 would allow us to complete the whole loop. Skip made the motion to submit a request for complete loop improvements by October, with the understanding that PSCC had until April of 2019 to rescind or modify the agreement and Jill seconded. Motion passed.
- CPA firm of Axley & Rhodes had been contacted by Al to help PSCC with tax filings.
- Al stated we are getting quotes on insurance, including Directors & Officers insurance.
- There was discussion regarding social media. Al has Jeannie posting PSCC info on the Facebook page.
- Pine Shadows Pride day
  - Date to be set
  - Dumpster would be rented

#### New Business.

- The annual PSCC Fourth of July parade will be held on Wednesday, July 4<sup>th</sup>, at 4:00 PM starting at the boat ramp. In the event of rain, the event will be held at 4:00 PM on Saturday, July 7<sup>th</sup>.

#### Executive Session.

- Al announced the need to go into executive session.
- Jill made the motion to go into executive session and Jeannie seconded. Motion passed. All visitors were thanked for the attendance and Board moved into executive session with no visitors present. TC also left.

#### Readjourn.

- During executive session, the board approved official letters to be sent to;
  - Two residents regarding yards that are overgrown.
  - One resident regarding issues with animals.
  - Four residents regarding non-payment of Annual Fees.

Next meeting will be held on August 4, 2018.

Jill made motion to adjourn, Jeannie seconded. Motion passed. Meeting adjourned at 12:02pm.

#### MINUTES ATTESTATION STATEMENT

The above minutes are a true representation of what transpired at the meeting to the best of my knowledge.



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J.C. "Skip" Straus, Secretary