

**Pine Shadows Civic Club  
Minutes of the May 26, 2018  
Board of Directors Meeting**

President Al Brasher called the meeting to order at 10:00am. Board members present are Al Brasher, Secretary James 'Skip' Straus, Treasurer Jill Pauly and director Jeanie Conklin. The four members present constitutes a quorum. Absent are Vice President T.C. Childress, Director John Long and Director Chris Caruso. Al recognized visitor members, Kim Terrel, Rita Highsmith, Derral Henry, Arch Waller and Cindy Straus.

Skip read the minutes of the May 5<sup>th</sup> Annual Board Meeting. Skip made the motion to approve the minutes, which was seconded by Jeanie. All approved and motion passed.

Jill reported there was no Treasurer's Report to give at this time but did advise that the balances given at the May meeting were the same, except for two checks written - \$6750.00 to Ivy Boathouses for reconstruction of the new pier and reinforcement of the existing dock and another check for \$30 written to Avis for office supply reimbursement.

Only Committee report was from the Architectural Committee (consisting of Board Members). Discussed was a proposal from A. Chambliss to improve his property on Shadow Lane – Lot 5, Block 1, Section 1. This property backs up to his property in Commodore Cape and he submitted plans to build a shed and a boat barn on the Pine Shadows property, along with a metal fence surrounding the property. The Committee found that the proposed plan was acceptable apart from moving the proposed fence line back 25' to the "build line" of the property. Al advised he would send a letter to Mr. Chambliss, approving the plans with the noted change.

Under Unfinished Business, Al complimented the previous Board and their work to improve our dock and pier. He also talked about the larger pilings that were used to reinforce the existing dock pilings. They used 20' long 6x8 beams, sunken 6' deep. Jill asked about the height of the pier and Al explained that it was constructed that way years ago. Al mentioned the Jerry Kelly (?) had finished repairing the old ladder for the boat side of the dock. Jeanie suggested hand rails as a safety precaution and discussion about placement followed. Skip made a motion to approve the handrails and Jill seconded. Archie and Derral were appointed by Al to provide recommendations on placement and will present a report by the next meeting. Also discussed was a new "No Wake" buoy. Al has an old one and Archie and Derral will also set about repainting/lettering/anchoring that buoy. Al then talked about that Rita and others had asked for a swim ladder. Al had talked to Ivy about this and he was told they have a galvanized ladder with handrail and angled to allow for easy entry and exit. Ivy quoted \$1800 to the ladder and the install, which would be mounted to the top of the retention wall and would go down into the mud. Rita volunteered to speak to owners and get pledges. As of the time of the meeting, she had pledges of \$1600 and within minutes, members of the community agreed to make up the difference. Jill made the motion to proceed with the installation of the new swim ladder and Jeanie seconded. Motion passed.

This produced a discussion around signage and it was decided that we would let our insurance carrier help make decisions around the signs to be placed. Discussed were signs that say "No Swimming" on the boat ramp side and "No Diving" on the swimming side.

Four members of the Board met with Attorney Berg and discussed how to best handle overgrown lots, junk vehicles and non-payment of fees. The attorney stressed the importance of the Board sending letters and doing everything we can first, before seeking help from the attorney. It was discussed that we need to encourage pride in the community and Kim suggested we have a 'clean up day' in the fall and maybe bring in a dumpster for residents. Skip suggested calling it "Pine Shadows Pride Day" and suggestions were made on getting a list of folks who might need help with cleaning up their property. Jeanie made the motion to establish such a day and Jill seconded and motion passed. Kim was appointed to head the Pine Shadows Pride Day committee and will look at the calendar and come up with a date.

Under Road Improvement, Al said he had spoken with Brenda at the Commissioner's office and was told they had no more funds left to pave roads this year. It was decided that our Board would submit a request by the end of September for next. This 'delay' gives us time to have our current balance increase with January fees collected and that this would possibly be enough to do the entire Pine Brook – Cypress loop. Al also said that he is trying to set up a meeting with the Commissioner to discuss major repair patches that might be done to 'get us through' until next year.

New Business. Al complimented the previous Board for establishing a "Yard of the Month." Skip made a motion that a Yard of the Month Committee be established. Jeanie seconded, and motion passed. Al, Jill and Jeanie were appointed to the YOM Committee. Skip suggested that Board Members not be eligible and after discussion, the Board agreed that only YOM Committee Members were not eligible.

There was a brief discussion about insurance. Al mentioned that we learned that our current carrier for General Liability has a local agent and we were going to seek quotes to see if we could lower our premiums. Discussion then ensued surrounding insurance coverage for Directors and Officers. Jill made the motion to go forward with obtaining quotes for such insurance and Jeanie seconded. Motion passed. Skip was appointed to head the Insurance committee, with Al assisting.

Discussion then occurred surrounding our website. Skip explained how the website is built and has talked to the host server company. They are sending a 'change of ownership' and that contract was a 2 year that expires in June. Skip also mentioned that our domain name "Pineshadowslivingston.com" has expired back in March and won't be available for re-purchase until the end of June. He suggested we work on getting that back as well as obtaining a new domain that would both point to the same website. Skip explained how the website and social media (Facebook) work 'hand-in-hand' with one another. Kim agreed to let the Board tie the page together and help provide a more robust internet presence for our subdivision. Jill made the motion to proceed with redevelopment of the website and Jeanie seconded. Motion passed. Skip will head this project and will work with Kim.

There was a brief discussion around the possibility of revamping/amending our Deed Restrictions. It was noted that this discussion had been reoccurring and as late as 2015 the attorney at the time suggested doing this. The Board agreed that we would look further into this and would place in on the agenda for next monthly meeting.

It was announced that Crescent Shores was having their Poker Run today at noon.

The next regular Board Meeting will be held on Saturday, June 23, 2018 at 10:00am.

Skip made the motion to adjourn and Jill seconded. Meeting was adjourned at 12 noon.

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