Minutes of the September 6, 2014
Pine Harbour Property Owners Association
Board of Directors Meeting

The Board of Directors meeting was held on Saturday, September 6, 2014, at the home of Terry Schneider in Pine Harbour Subdivision.

Members present: Mrs. Terry Schneider, Ms. Amy Knight, Mr. Danny Walter, and Mr. Dan Penn

Members absent: Mr. Allen Himes, Mr. Jerry DeMoe

The President, Mrs. Schneider, called the meeting to order at 9:03 A.M.

Present to speak at the meeting were two members of the association:
   Mr. Bob Wells, owner of lot 048,
   Mr. Hicham Bennis, owner of lot 121.

Financial reports:

- Mr. Penn, Secretary/Treasurer, presented the financial report, current through August 31, 2014. No major deviations in actuals from budget occurred since last Board meeting.
- Mrs. Schneider discussed with the board some owners on the late dues and liens list. She focused on actions taken to collect since last meeting, and on plans to collect.
  - Goldman, lot 092- Ms. Schneider will direct attorney Chad Rinard to have Mr. Goldman start sending payments directly to the association instead of to Mr. Rinard.
  - Smith, L., lot 173- Ms. Schneider will contact attorney Michele Mulligan to see that the foreclosure process is progressing satisfactorily.

Common Area Report:

- Mr. Wells said he doesn’t see why non-golf-cart vehicles like his shouldn’t be allowed on the roads. Mrs. Schneider answered that the rules state that only golf carts are allowed. If Mr. Wells were to drive his vehicle on the roads, and if someone were to complain, said complaint would have to be addressed by the board.
Mrs. Schneider reported that Mr. Himes had informed her that, effective immediately and for continuing for some unknown time, medical matters will lower the level of performance he can provide in executing his currently assigned board and committee duties.

Mrs. Schneider asked to board members to help with projects during this time.

Mrs. Schneider will manage a project to stain the new slips before winter sets in.

The board agreed the next staining of the old slips, 1 thru 15, will occur sometime next spring.

Mr. Walter will manage a project to clear away encroaching trees and overhanging limbs from rights-of-way.

Motion, made by Mr. Penn and seconded by Mr. Walter, to have the old irrigation pump rebuilt for approximately one hundred dollars was unanimously approved. The pump will be on hand to use as back-up if the installed pump fails. John Schneider will execute this project.

Ms. Knight will keep an eye on the recreational area looking to see that the irrigation system is operating properly.

Mr. Penn will produce contracts for snow removal. Contracts will be offered to both Osborne’s business and Barton and Boyd.

Mr. Penn will work with Osborne’s business on project to stop path erosion below the pavilion.

Mr. Penn will work with Lake Anna Lawn Service to schedule when-called mowing of rights-of-way.

Mrs. or Mr. Schneider will call appropriate contractor for snow plowing as needed this winter.

**Environmental Committee Report:**

- Mr. Walter will meet with Mrs. Roberts, owner of lot 145, to work through approval of fence issues.
- Mr. Wells wants to put a fence that can’t be seen through along some portion of his property’s boundary. Mrs. Schneider said if he puts one up and an owner complains, he will have to take it down.
- Mr. Bennis said he would like to build a fence made of chicken wire on his property to keep his dogs contained. Mrs. Schneider said he could build a rail fence with chicken wire on the inside face since this configuration has been approved and built in Pine Harbour already. Mr. Bennis would have to secure Environmental Committee approval prior to building said fence.

**Gate Report:**

- Upgrading surveillance and access control systems was addressed. The discussion revolved around a proposal submitted by Lake Anna Security (LAS) that was selected as a result of months of research by Mr. DeMoe and others.
- Mr. Penn provided current reserve funding information and current emergency funds information. The information showed there are enough funds available to acquire the proposed upgrades while staying on track with current reserve funding plan.
• A motion, made by Mr. Walter and seconded by Ms. Knight, was unanimously approved. The motion was to have Lake Anna Security (LAS) upgrade our surveillance system and our access control system. LAS will install systems as per letter of proposal from LAS to Mr. DeMoe, dated September 4, 2014, using the existing wireless receiver used by the current remote controllers. Cost = $6783.00

• The motion further allowed that if the existing wireless receiver was incompatible with the new access system, the wireless receiver would be replaced and two hundred new remote controllers would be provided by LAS. Cost = $6947.00

**Old Business:**

• Mrs. Schneider reported that some owners are very interested in seeing front entrance area becoming more attractive.
• Ms. Knight will call the contractor recommended by an owner, to investigate possibilities.

**New Business:**

• NONE

The BoD meeting adjourned by acclamation at 11:07 A.M.

NEXT BoD MEETING: 9:00 a.m. SATURDAY, December 6, 2014, at the home of Terry Schneider.

Respectfully submitted by: ____________________________________

J. Dan Penn
Secretary/Treasurer