

PINE RIDGE AT DELRAY BEACH MASTER ASSOCIATION REGULAR
BOARD MEETING

May 3rd, 2023

The Pine Ridge at Delray Master Board Association meeting was called to order at 7:00 p.m. by our President, Rick Alzati followed by the Pledge of Allegiance. The meeting was called to order in the Delray Beach clubhouse and recorded via Zoom. Rick Alzati thanked everyone for their attendance. The Board of Directors in attendance were Rick Alzati, Betty Capitena, Gary Capitena and Abby Fox. Allen Jones was absent. Rene Daniele and Joel Heitner of the Condominium and Homeowners associations were also present.

Announcement prior to the Officer Reports: Rick mentioned that the meeting format is changing going forward so that the Masterboard can prepare and address as many items as possible. He has set up an email account for questions and/or concerns can be submitted in advance to prmbpres@gmail.com.

Officer Reports:

Abigail Fox read the minutes from April 5th, 2023. Betty Capitena made a motion to approve the minutes as read. Gary Capitena seconded the motion.

Rick Alzati gave the Treasurer's Report as of May 1st, 2023. Oxygen, the Masterboard's management company, has initiated the transition from Chase Bank to South State Bank. Currently, the South State Bank Balance is \$92,368 USD. The Chase Bank Balance is \$30,500 USD. The Money Market Account was \$138,000 USD and the Reserve Account was \$91,972 USD.

Old Business:

Betty Capitina confirmed the completion of the hedge removal and replacement at the pickleball area. Additional Christmas palms were added

on both sides of the sidewalk from the parking lot entrance along with sod being added between the trees and gate. Betty also confirmed that the bar and kitchen area is finished. The Masterboard asks that no personal items be stored in that area.

Betty Capitina organized a community-wide social event on April 22nd, 2023 and was enjoyed by all in attendance.

Rick Alzati announced that the shuffleboard equipment has been received and will be stored near the kitchen and bar area beside the pickleball courts.

New Business:

Gary Capitina announced that the Masterboard has decided to reinstate a sur-charge for sprinkler changes requested by residents due to an increase in sprinkler-related work orders. Work orders requesting adjustments beyond a broken sprinkler head or sprinkler line will be reviewed and residents will be advised the cost for the work to commence. Once the funds have been received, a date will be set for the work order to be completed.

Rick Alzati announced that the community-wide sprinkler schedule will be posted on the Pine Ridge community website.

Rick Alzati discussed the community's security system provided by ADT and connectivity testing. Residents were encouraged to test their ADT alarm system and if they had any issues to contact the ADT community association program at (1-800-878-7806) or www.myADT.com.

Rick Alzati has arranged a meeting with the reclaimed water management engineers to discuss the erosion occurring in our retention ponds and to address keeping the algae and weeds at bay within the ponds.

Finally, Rick Alzati drew the board's attention to the newsletter article written by Eileen Ortman, "Knowledge is Good".

Open Items:

- The Masterboard is seeking bids for the replacement of the slider door located within the clubhouse.

General Assembly:

- It has been noted that the parking lot repair work done at the pickleball courts needs attention.
- There is a trench which runs along the sidewalk from the parking lot into the pool area that should be filled.
- A concrete bumper is needed in the center parking space located at the pickleball and pool area.
- The ficus bush located near 7628 Mansfield Hollow needs to be trimmed and/or removed.
- Rick Alzati asked that anyone owning the 4 bicycles located near the clubhouse to come forward. If not collected, the bikes will be considered abandoned and removed promptly.
- Gaye Hirz, Captain of Cop Patrol, mentioned that there have been several smash-and-grab attempts at Oriole Plaza. Please report to the non-emergency line (561-688-3400).

Meeting adjourned @ 8:10 p.m.

Next scheduled meeting is set for June 7th, 2023.

Respectfully submitted,

Abigail Fox