

PINE RIDGE AT DELRAY BEACH MASTER  
ASSOCIATION REGULAR BOARD MEETING  
FEBRUARY 1, 2023

The Pine Ridge at Delray Master Board Association meeting was called to order at 7:00pm by our President, Rick Alzati. The Board of Directors in attendance were Rick Alzati, Betty Capitena, Gary Capitena and Abby Fox. Denise Kahane and Joel Heitner of the Condominium and Homeowners associations were also present. The meeting opened with the Pledge of Allegiance.

Officer Reports:

Abby Fox read the minutes from the regular board meeting held in January 2023. Gary Capitena made a motion to approve the minutes and Rick Alzati seconded the motion. The minutes were approved unanimously.

Rick Alzati gave the Treasurer's report as of January 1, 2023. There is 1 outstanding check for \$42.80. Operating Account \$30,439.06. Money Market Account, \$300,629.53. Reserve Account, \$86,933.91.

Denise Kahane appointed Allyn Jones as the second Condominium Representative to the Master Board to serve a one-year term.

## Projects:

- The tennis/pickleball courts that were re-surfaced in 2022 have suffered some minor damage already. The Masterboard would like to protect our capital investment by adding steel clamps to the fence and address how to remove debris (i.e. small stones and seashells) from being blown onto the playing surface.
- Shuffleboard courts have been resurfaced too. Sticks, disks and score cards have been ordered and should arrive shortly. An old set is available in the interim
- The enclosed bar area near the tennis courts is getting some badly needed attention. A new sink, countertop and water cooler has or will be added as well as a fresh coat of paint added to the cornice above the bar.
- The Master Board is reviewing the signage and is considering ordering new signs to replace the outdated and cracked signs at both pools.

- The Masterboard has collected bids to remove the diseased and overgrown hedge at the perimeter of the parking lot of the tennis court pool area. We hope to improve not only the appearance of the area but also encourage unwanted wildlife from inhabiting the area.

Closing Comments:

Roy Harrington would like the Master Board to consider investing in one or two indoor ping pong tables with the idea that a ping pong league could be established.

Meeting was adjourned at 8:00pm.

The next scheduled meeting will be held on March 1, 2023.