

PINE RIDGE AT DELRAY BEACH MASTER ASSOCIATION REGULAR
BOARD MEETING

September 6th, 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. The Board of Directors in attendance were Rick Alzati, Betty Capitena, Gary Capitena and Abby Fox. Due to the lack of attendance, Allen Jones is no longer serving as a Director on the Masterboard. Rene Daniele and Joel Heitner of the Condominium and Homeowners associations were also present.

Officer Reports:

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

Rick Alzati gave the Treasurer's Report as of September 1st, 2023. Operating Account balance \$55,718.04. The Money Market Account balance \$42,629.25 and the Reserve Account balance \$96,514.84. There is a pending receivables from the Condo Association for third quarter dues. Rachel Coen, Grant Property Management manager, has been contacted to arrange a direct deposit for \$103,840.00.

Old Business:

The permit for wildlife trapper has expired and the large alligator spotted in the community was never found.

The algae/mold on the rocks near the front fountain was remediated.

The dead fish found in the community ponds was due to above average temperatures which reduced the O2 in the water. 20 dead fish were removed. We are not restocking fish at this time and the board is

researching options to improve the quality of water. The restocking of fish will happen when the water temperatures return to normal.

Deep Roots Inc. has yet to complete the North end perimeter of the front pond located at the northeast end of the community entrance.

The landscaping project on Hagen Ranch Rd. has been put on hold because Deep Roots Inc. has yet to complete the current project within the community. At this point in time, Deep Roots Inc. will be unable to start the project for 2-3 months.

The Palm Beach County Health Inspector came back to re-inspect the maintenance in the pools and have given Pine Ridge a passing grade.

New Business:

The Masterboard has been preparing the budget for 2024 and will vote on final numbers during the October 2023 meeting.

The floor in the kitchenette next to the pickleball courts is slippery when wet. We will ask Pedro to add a coat of paint with a sand mixture to remediate the issue.

The handicapped parking space at the pickleball parking lot has a gap between the pavement and grass. The gap will be filled with sand and dirt.

Rick Alzati made a motion for a hedge that was removed along tennis court pool fence replaced with new shrubs. The total would not exceed \$1,500 USD. Abby Fox seconded the motion and the vote passed unanimously.

Hartzell will be powerwashing the sidewalks within the community that are Masterboard's responsibility.

Abby Fox reminded residents that the dumpsters located within the Condo community are for condo residents only. Homeowners should dispose of their garbage at their designated garbage bins.

Rick Alzati mentioned that Carl Barker, a referral for the owner of Pine Ridge's maintenance company, came back to the community to visit and made a comment about how great the community has been maintained by Pedro and his company.

Meeting adjourned @ 7:45 p.m.

Next scheduled meeting is set for October 4th, 2023.

Respectfully submitted,

Abigail Fox