

PINE LAKE ESTATES ASSOCIATION
ANNUAL MEETING
May 11, 2022

The Annual Meeting of the Pine Lake Estates Association (herein after referred to as the "Association") occurred at the PLEABA parking lot due to the restrictions set forth by the pandemic COVID-19 and various executive orders. The meeting commenced at 7:05 p.m., Eastern Standard Time, on Tuesday, April 20, 2021, pursuant to notice duly given.

Board Members

Present:

Russell Ming, Director/President
Rochelle Kaplan-Rudolph, Director/VP/Secretary
Gary Wettenstein, Director
David Johnston, Director/Treasurer
Erin Rogers, Director

Absent:

Susan Richardson, Director
Ralph Ewing, Director (resigned as of 5/20/2022)

Invitees:

Association Members (Attached is a list of attendees)

All members of the Board of Directors of the Association and several members of the Association were present. All members of the Association including its Board of Directors who were notified in advance of the meeting.

Mr. Ming, Association President, called the meeting to order and noted that a quorum was present to conduct business. Mrs. Kaplan-Rudolph took the meeting minutes.

President's Report

Mr. Ming discussed the minutes from the Annual Meeting in 2021. After a brief discussion regarding the meeting minutes. A motion was made by Director Mrs. Kaplan-Rudolph and seconded by Director Mr. Johnston, that the meeting minutes from the Annual Meeting of the Association from 2021 were approved.

Next, Mr. Ming introduced all of the Board of Directors to those Association members in attendance and discussed each directors' responsibilities as being members of the Board.

Next, Mr. Ming discussed some of the projects and contracts that the Board has been managing on behalf of the Association since the last Annual Meeting. He noted at the Annual Meeting in 2021 the Board mentioned that the Board hired and signed a new contract with Myers Landscaping to continue to provide snow removal and lawn cutting services. Not surprisingly, his fees increased but we have a contract and can more easily budget for these fees. The Board retained a new landscaping company to handle the planting and maintenance of the gardening of the front entrances. A lengthy discussion ensued regarding the front entrances.

Next, Mr. Ming discussed the two open board positions since Ralph Ewing resigning and Deni Singletary moving out of the neighborhood.

After a lengthy discussion of the open positions, a motion was made and then seconded approving David Smith as a new Board Member.

Next, Mr. Ming asked to move to the Treasury's report.

Treasurer's Report

Mr. Johnston reviewed the financials for 2021. Next, Mr. Johnston discussed the budget provided in the meeting materials to all of the Association members. A lengthy discussion then ensued that the budget. A lengthy discussion then ensued regarding the dues. Next, Mr. Johnston reviewed the budget, delinquencies, etc. A lengthy discussion ensued regarding some of the items in the budget.

After the discussion there was a motion made, then seconded to approve the proposed budget as presented for 2022 through May 2023.

New Business

Mr. Ming discussed the maintenance and costs regarding the Association's mailboxes. It would likely cost each association member \$250 – 300 to replace all of the mailboxes. Two thirds of this amount would be to replace the post and the labor to install. The Association agreed to have some members provide some suggestions to the Board to see if we could find something less expensive. After a lengthy discussion, the Board member Erin Rogers agreed to lead a committee to look into the cost and installation of new mailboxes. Mrs. Rogers asked to table this issue.

Election of Officers

Mr. Ming discussed the three openings for a 3-year term for the Board of Directors. There is incumbent, Russ Ming and or vacancy. After a discussion, a motion was made then seconded and the Association approved the re-election of Director Russ Ming for a three-year term.

House Located at 4002 Normanwood

A discussion then ensued regarding the residence located at 4002 Normanwood. It was observed by several residents that there were several short-term renters coming and going and it was discovered that the home was listed on AirBnB and VRBO. Several residents contacted the owner as well as the Township enforcement and the owner was advised that the shortest length of time for a rental is 30 days per the Township code. A lengthy discussion then ensued regarding this situation.

Resident Directories

Several residents asked for a hard copy listing of all the homeowners in the associations to be printed and/or shall be posted on the association's website. A lengthy discussion then ensued. It was determined that no hard copy listing would be made due to the right of privacy of the majority of the residents.

Adjournment

The meeting concluded at 8:09 pm.

There being no further business to come before the Committee, it was, upon motion duly made, seconded and unanimously carried, adjourned at 7:30 pm.

APPROVED:

Respectfully submitted,

Russell Ming, President

Rochelle Kaplan-Rudolph, Acting Secretary