

PINEWOOD VILLAGE CONDOMINIMUM ASSOCIATION  
Meeting of the Board of Directors  
March 23, 2021

The meeting was called to order by Ameri-Tech Property Manager Tony Serrano.  
All board members were in attendance: Stan Schmitt, president (via Facetime); Jim Helbig, vice president; Mike Gray, treasurer; Fred Pyle, secretary; and Stan Gilbreath, member at large.

MOTION:

Approve the minutes of the February 24, 2021 meeting

MOVED: Jim Helbig

SECONDED: Mike Gray

PASSED

The purpose of the meeting was to update residents about the ongoing physical improvements to the property.

PAINTING:

Progress is moving along. Main effort to date has been on Buildings 1, 3, 6.  
Building #8 is scheduled next .

ROOFS:

Building #2 is completed. AC in final stages  
Building #5 is nearly completed  
Building #12 is next  
Work will continue as long as weather is suitable.  
All rust holes on carport roofs will be patched before painting

STORAGE ROOM DOORS AND LOCKS

Have been delivered and presently being stored in carport at Building #7  
Installation is coming soon and lock installation will occur. Locks will be provided and residents can have them keyed to their condo lock if they desire.

FIRE EXTINGUISHERS

The holders are all being replaced  
Buildings with 6 units will have 2 extinguishers  
Buildings with 7 and 8 units will have 2 extinguishers  
Buildings with 9 units will have 3 extinguishers

SEWERS

Final camera inspection nearly completed and report will follow  
Front sink area needs to be dug up and fixed properly

## LANDSCAPING

Front wall is in process of new look. Will be power washed and painted  
Suitable palm trees are going to be planted  
Sprinkler system modified to water trees as well as right of way grass  
Rock mulch (from roofs) will be put in place  
Low voltage lighting will be installed on both sides of the wall highlighting the plantings

Various comments from residents were noted, including replacing rotten wood, decaying stucco, slick ramp.

During the first full week of April it is planned to replace leaky outside faucets and water shut off valves. Water will be shut off for most of the day and you will be notified ahead of time of the exact dates.

All were reminded of the Spring Social Gathering on Saturday, March 27 by the 5 and 7 carports. Catered boxed food will be provided by Boston Market and all are asked to bring their own drinks. A Saturday Coffee by the Pool will be held on April 3 at 9:30 a.m.

Mike Gray gave a brief Financial Report:

Operating Account	\$163,255.37
Reserves	421,010.00
Misc. Assets (the loan)	725,000.00
Delinquents	4,800.00
TOTAL ASSETS	\$1,314,222.37

During a meeting on March 16, 2021 called by Ameri-Tech, we were told of overspending in two accounts: Building #8 roof account by \$5628.00 and the air conditioner replacement for the club house by \$3187.00. Those were the 2020 Board responsibilities. The only way to balance the year end on this was for the 2021 Board to take the money from Reserves. We did that, but wanted to show that the \$9815.00 total taken from the reserves this year was for expenditures in the previous board year.

Residents were thanked for their attendance and comments.

Respectfully submitted,

Fred L. Pyle, secretary