

The Pines Community Services Association, Inc.  
Regular Board of Directors Meeting  
Tuesday, May 14, 2024, 7:00pm

Join Zoom Meeting

<https://zoom.us/j/94852996982?pwd=Y0VBaFlldGgrVFRGMUICZER4cm9CQT09>

Meeting ID: 948 5299 6982

Passcode: 035027

Phone: 1 305 224 1968 US

Meeting is for Unit owners only in person at HOA office located at 2129 White Pine Unit C, via Zoom or Telephone conference call.

## *Agenda*

1. Call to order. *@ 0702 pm*
2. Determine Quorum  
*Present:* Ayub Sheikh -President, Aziza Urunova-Treasurer, Ruthza Georges-Vales -Secretary, Board members- Lauren Perez & Shakeel Ahmed
3. Proof of Notice sign placed & agenda posted on all bulletin boards on 5/10/24.
4. Approval of 4 /9/24 meeting minutes and 4/27/24 closed meeting  
*Motion: Ruthza* *Second: Ayub*
5. Old Business
  - A. Dumpster project  
*Dumpster project almost completed gates w/ locks needed. Cost of dumpster project already over by \$100,000*
  - B. Gutters/Roofing  
*Gutters installation has resumed will be full wrap around gutters Schedule to be distributed. Gutter installation company will be asked to place letter on fence to let resident know that their gutter will be installed next.*
  - C. Parking /Booting (Anchor Booting) Decal distribution  
*Decals only available in office Monday-Friday 9-1.  
Ruthza will be available this Saturday 5/18 only from 10-1 for decal distribution*
  - D. GRS Management

*Beatriz Freijo property manager from GRS available to answer questions regarding payments, website, and services.*

E. AT&T lawsuit

*Partial signed agreement received by attorney awaiting on another defendant to sign (total of three defendants involved in lawsuit) 2 of the defendants have signed one is holding out .*

6. Accounting

A. 2184B

*A 30- day extension was granted to homeowner to allow them an opportunity to have repayment agreement reinstated. The owner has made catch payments .*

B. 2096A

*Owner made final repayment, remains in collection due to unpaid legal fees.*

C. 2220C

*Owner hasn't made payment and remains in default*

D. 2101B

*Owner has fallen out of compliance with repayment plan. Attorney will be contacting them to ensure the repayment gets back on track. Should payment not be received in a timely manner. Board to approve us sending a 10-day Opportunity to Cure.*

*Motion: Ruthza*

*Second: Aziza*

F. 2197C

*Owner has fallen out of compliance with repayment plan. Attorney will be contacting them to ensure the repayment gets back on track. Should payment not be received in a timely manner. Board to approve us sending a 10-day Opportunity to Cure.*

*Motion: Ruthza*

*Second: Lauren*

G. 2240A

*Owner has made partial payment of amount owed.*

H. 2227C

*Per attorney, payments are being distributed per the bankruptcy plans for properties*

I. 2132D

*Per attorney , payments are being distributed per the bankruptcy plans for properties*

J. 2211B

*Owner still hasn't made any payments foreclosure proceedings continue.*

K. 2237A

*Owner still hasn't made any payments foreclosure proceedings continue.*

## 7. New Business

### A. Fining Committee

*Board will be accepting volunteers for Fining committee.*

*FYI we now have access to cameras around dumpsters so those placing items outside the dumpsters before Tuesday, will be fined. Also ,if you See people who aren't from this community illegally dumping materials Please report it to us.*

8. Please refrain from asking board related questions on WHATSAPP, please either come to office to ask in person during office hours, email Ayub directly or leave note in office drop box. Board members will no longer respond to messages on whatsapp site.

9. Introduction to new onsite staff. Wendy Lopez on site office personnel, Abdel maintenance supervisor.

10. Open Forum

11. Adjournment: *Time:* 07:55pm

*Motion: Ruthza*

*Second: Lauren*

*Ayub Sheikh*

06/11/2-24