

The Pines Community Services Association, Inc.
Regular Board of Directors Meeting
Tuesday, June 11, 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. *Time: 7pm*
2. Determine Quorum
Present: Ayub Sheikh -President, Ruthza Georges-Vales -Secretary, Board members- Lauren Perez & Shakeel Ahmed
3. Proof of Notice sign placed & agenda posted on all bulletin boards on 6/7/24.
4. Approval of 5/14/24 meeting minutes
Motion: Ruthza *Second: Lauren*
5. Old Business
 - A. Dumpster project
Waste Management to move dumpsters back in place. If any person is having work done in their home. Their contractor is responsible for taking materials away not placing in dumpsters.
 - B. Gutters/Roofing
Gutters installation is continuing, mansors to be cleaned after all gutters are placed.
 - C. Parking /Booting (Anchor Booting) Decal distribution
Decals only available in office Monday-Friday 9-1 and Monday 1-5
 - D. GRS Management
Beatriz Freijo, property manager from GRS was available to answer questions regarding payments, website, and services.
 - E. AT&T lawsuit

Partial signed agreement received by attorney still waiting on one defendant to sign (total of three defendants involved in lawsuit)

F. Fining Committee

Board still accepting volunteers for Fining committee.

6. Accounting

A. 2220C

The owner hasn't made payment and remains in default, remains out of compliance with her repayment and has not tried to cure the default. Would the Board like for attorney to proceed with collections?

Motion: Lauren

Second: Ayub

B. 2240A

The owner contacted the law office for payoff but has only made a partial payment thus far. Would the Board approve sending a 10-day Opportunity to Cure?

Motion: Shakeel

Second: Ayub

C. 2227C

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

D. 2132D

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

E. 2132A

Owner of Unit 2132 White Pine Cir Apt A is on the payment plan. He wants to sell his unit to a fellow co-worker but shall remain the occupant as lessee. He has asked for a waiver of two year wait period after purchase before ability to lease unit to allow new owner to lease unit back to him.

Waiver accepted with the stipulation that Leasie will have to stay for a minimum of two years or owner must live there for the remainder of the 2 years.

Motion : Lauren

Second : Ayub

F. 2211B

The owner has requested a repayment plan. She has offered to make \$3,000 down payment and pay \$400 monthly toward the arrears. The repayment term would be approximately 16 months. The approximate total amount due is \$8,600. The settlement agreement will include all interest, late fees, and attorney fees. The agreement would also provide that she must stay current with monthly assessments and special assessments as they come due. This agreement would be filed with the court and if she defaulted on any payment, attorney to file an affidavit of nonpayment and the court will enter a final judgment of foreclosure without hearing. Please advise if the board is agreeable to a repayment agreement.

Motion: Ayub

Second: Ruthza

G. 2237A

The owner has requested a repayment plan. The owner has offered to make a \$1,000 down payment and pay \$1,000 monthly toward the arrears. The repayment term would be approximately 9 months. The approximate amount due is \$8,793.90. The settlement agreement will include all interest, late fees, and attorney fees and costs. The agreement would also provide that he must stay current with regular monthly assessments and special assessments as they come due. This agreement would be filed with the court and if the owner defaulted in any payment, attorney to file an affidavit of nonpayment and the court will enter a final judgment of foreclosure without hearing. Please advise if the board is agreeable to a repayment agreement.

Motion: Lauren

Second: Shakeel

7. New Business

A. Building Number Stencils

Currently collect cost on stenciling building numbers onto homes.

10. Open Forum

2111A: C/O about cracks on sidewalks

2200D: C/O about active leak in master bathroom door frame

2145D: C/O water ponding on roof causing leak in master bathroom resulting in Owner having to place buckets to collect water. Asked about approval of Shutters.

2145C: C/O that gutters do not drain properly.

2288D: Leaking from gutters near entrance of door.

Motion to adjourn meeting Ruthza Second: Lauren

11. Adjournment: *Time:* 7:41 pm

Name Hyub Sheikh Title President Date July 04, 2024