

PINE RIDGE AT DELRAY BEACH MASTER ASSOCIATION REGULAR  
BOARD MEETING

July 5th, 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. Allen Jones was absent. Rene Daniele and Joel Heitner of the Condominium and Homeowners associations were also present.

Officer Reports:

Abigail Fox read the minutes from May 3rd, 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 July 2nd, 2023. Operating Account balance \$22,452.51. The Money Market Account balance \$90,196.31 and the Reserve Account balance \$94,076.90. All accounts have been transferred from Chase to South State Bank.

*Old Business:*

Rick Alzati and Joel Heitner have completed testing ADT alarm system. If an alarm is set off and the unit owner re-sets it within 60 seconds, ADT will not make an outgoing call to the unit owner because the alarm has been re-set and it is assumed that the alarm was tripped erroneously while someone was home. However, ADT has not been consistent with this policy.

Since the meeting in May, black mold was discovered in the tennis court pool and clubhouse spa. Thus, the pool was closed to remediate the mold with harsh chemicals.

### *New Business:*

Since our last meeting in May, there have been two separate irrigation breaks. One at the front entrance to our community and the other break occurred near condo building 110. Both breaks have been repaired.

Rick Alzati announced that 25 RFQ's (requests for work) were sent out to local landscapers and landscape companies for work to be completed along Hagen Ranch Road. The bids can be accepted for one or all three phases of the project. (1. Clearing of the underbrush, 2. Trimming and/shaping the remaining trees. 3. Addition of landscape materials to be determined after phases 1 & 2 have been completed). Of the 25 that were sent out, 11 were returned with bids. After careful review of all bids, the job has been awarded to Deep Roots, Inc. We anticipate that work will commence in approximately 2 months. The Masterboard has approximately \$28,000.00 remaining in the landscape budget, and barring any major emergency use of funds, believe that an additional \$10,000.00 can come from other line items within our Operating budget to cover the remainder of the cost so that a special assessment would not be required.

### General Assembly:

- It has been noted that the rocks which surround the fountain at our entrance are unsightly and are covered in algae and/or mold. The Masterboard will see if we can apply an algaecide to remedy the issue.
- A resident has brought a dog into the pool area and it should be understood that pets are not allowed in the fenced in pool areas.
- Parking near the tennis court area can be congested at times when the grass is being mowed. Residents are encouraged to carpool, walk or be mindful of the limited parking space.

- The pickleball/tennis courts hours of availability are from 8am to 10pm.

Meeting adjourned @ 8:00 p.m.

Next scheduled meeting is set for August 2nd, 2023.

Respectfully submitted,

Abigail Fox