

PINE RIDGE AT DELRAY BEACH MASTER ASSOCIATION REGULAR BOARD  
MEETING  
February 7th, 2024

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 and a few minutes of silence to observe the passing of Mary Lorenz and Denise Kahane previous Home Owner Association and Condo Association board members. 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 Abigail Fox. Bill Brown, the newly elected President for the Homeowners Association, was present. Rene Daniele, President of the Condominium Association was absent.

Rick introduced Nick Ernst who has been newly appointed by the Condominium Association to the Master Board. Nick will serve as a Director. Rick also introduced John Gormley who will assist the Master Board with vendor contracts and special projects..

Officer Reports:

Abigail Fox read the minutes from October 4th, 2023 meeting. Betty Capitena made a motion to approve the minutes as read and Rick Alzati seconded the motion.

Rick Alzati gave the Treasurer's Report as of February 6th, 2024. Operating Account balance \$257,831.46. The Money Market Account balance \$2,680.05 and the Reserve Account balance \$109,049.33. All Payables are current and Receivables are anticipated with the collection of quarterly dues on April 1, 2024.

Old Business:

Rick Alzati addressed several topics:

- Irrigation System - continuous breaks and pump station costs were \$3600.00 and \$9700.00.
- Annual Tree Trimming has been completed by Sherlock Trees
- Insurance policy renewals are done with the exception of an umbrella policy. Rick has been working with Plastridge Insurance Agent, Michael Oberlander.
- Tennis Net Repair completed by Bill Cox, free of charge. Thank you!
- Pools and Spas Leaks are yet to be completed. Clubhouse Pool is done, but the Spa still needs work. Tennis Court Pool leaks are still being worked on but the Spa has been done.

- New pump has been installed for the fountain at our entrance.

Gary Capitena gave an update for the Hagen Ranch Road Frontage Project. Deep Roots, Inc. has completed their work. The items yet to be completed are raking, fence and wall repairs, painting the walls and end planters, and irrigation line to be replaced.

Betty Capitena was happy to announce that the lights above the shuffleboard courts have been installed. They are on the same timers as the tennis/pickleball courts. Let the games begin!

New Business:

Since our last meeting, a television set has been gifted to the Master board. Chair Yoga classes will be offered to the residents. Please look for the dates and times to be posted on our website.

The Master board has been interviewing and reviewing several iguana control companies. The choice has been made and Rick will be signing a contract with Iguana Control, Inc.

Rick Alzati addressed the request to allow private gatherings at the clubhouse. At this time, no private gatherings will be allowed. There is not sufficient parking, no management company personnel to who would be in attendance, monitor dates, times or calendar conflicts as well as any alcohol consumption or any way to control noise levels.

General Assembly:

- It has been suggested noted that the Master board get into contact with the county to clean the median on Hagen Ranch Road in front of our entrance.
- It has been noted that the spa jets at the tennis courts don't seem to be as powerful since the spa leaks were repaired.

Meeting adjourned @ 7:50 p.m.

Next scheduled meeting is set for April 3rd, 2024.

Respectfully submitted,

Abigail Fox