

PINE RIDGE AT DELRAY BEACH MASTER ASSOCIATION REGULAR  
BOARD MEETING  
April 3rd, 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. 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, Nick Ernst, and Abby Fox. Rene Daniele was absent as well as Bill Brown of the Condominium and Homeowners associations.

Officer Reports:

Abigail Fox read the minutes from February 7th, 2024. 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 April 3rd, 2024. Operating Account balance \$32,858.62. The Money Market Account balance \$8,062.68 and the Reserve Account balance \$116,524.54.

*Old Business:*

Rick Alzati addressed several items as listed below:

- Irrigation System continues to require repairs. The sidewalk at the corner of Mansfield Hollow and Oneida Drive was recently removed and irrigation lines replaced. The costs associated with the repairs were \$1000.00 and \$2900.00 respectively.
- Annual Tree Trimming has been completed by Sherlock Trees. 5 palms were removed around the clubhouse pool as part of this project.
- The Masterboard has successfully obtained an umbrella policy. Annual premium was \$5600.00.

- Pool and Spa leaks are still being addressed. There were 4 pool leaks and 7 spa leaks. The hot tub located at the tennis courts required a new bubbler pump. The hot tub at the clubhouse still has a leak. Kerr Electric will need to run a new line from the pond for water cooling system.
- Iguana Control, Inc has been here for 4 weeks. They have collected over 20 iguanas each time they have come to the property. They intend to come twice weekly on Tuesday and Thursday.

Gary Capitena gave an update on the Hagen Ranch Road Frontage Project. He was happy to report that we have entered the maintenance phase. Gabriel Pulido has been awarded the project. His contract is \$1500.00 monthly expense.

*New Business:*

Since our last meeting in February, there have been a few social groups that have formed and other groups to consider joining are as follows:

- Water Aerobics is offered Monday & Wednesdays @ 10:00am weather permitting.
- Chair Yoga is offered 9:30am @ Clubhouse on Tuesdays & Thursdays.
- Shuffleboard Group meets Thursdays @ 5:30pm.
- Game Night @ Clubhouse will be held April 9th from 7 to 9pm.
- Yoga @ Clubhouse meets Fridays@

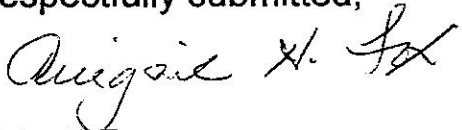
Roy Herrington is interested in forming a Social Outings Group. Please keep checking the calendar for events.

General Assembly:

Meeting adjourned @ 8:00 p.m.

Next scheduled meeting is set for June 5th, 2024.

Respectfully submitted,

A handwritten signature in cursive script that reads "Abigail H. Fox". The signature is written in black ink and is positioned above the printed name.

Abigail Fox