

Pine Forest Country Club Community Association, Inc.

Minutes of Board and Officer Work Session

January 28, 2009

I. Call to Order

Lynn Goettee called to order the work session of the Board and Officers of Pine Forest Country Club Community Association, Inc. at 6:30 pm on January 28, 2009 at 1001 Congressional Blvd, Summerville, SC 29483.

II. Roll Call

Sandy Meier conducted a roll call. The following persons were present:
D. Sherwood Miler, III
Lynn Goettee
Sandy Meier
Will Russell
Paul Glazar

III. Minutes from Last Work Session

Minutes of the January 20, 2009 Annual Meeting of Members and the Annual Meeting of the Board of Directors were presented by Sandy Meier. Motion by Will Russell to accept the minutes from the annual meetings, second by Lynn Goettee. Motion carried.

IV. President's Report

D. Sherwood Miler, III reported that 308 homeowners have paid 2009 dues for a total of \$44,520 received to date and that an official policy for late charges and legal action needs to be established for residents who have not paid. A unanimous decision was reached; the late penalty will be \$10 per month and legal action will be taken on May 31, 2009.

V. Open Issues

a) **Stop Signs**

A decision was made to let the town make the final decision on stop signs on Renau and also on Muirfield/Glen Eagles.

b) **Landscaping Maintenance**

D. Sherwood Miler, III reported on the landscaping maintenance that is currently underway.

VI. New Business

a) Lights in Fountain

The lights in the fountain at the Butternut entrance need to be replaced but previous bids were too high. D. Sherwood Miler, III suggested placing a notice on the website asking residents for help in finding an electrician. Everyone agreed to have Sandy Meier place the notice on the website.

b) Reserve Study

D. Sherwood Miler, III made a motion to engage Robert Smithem to help conduct a capital reserve study and to make a recommendation as to the amount the association should keep as an operating capital reserve, second by Lynn Goettee. Motion carried. Issues that need further consideration are how to invest the capital reserve fund.

c) Bills

D. Sherwood Miler, III presented all bills that have been received for the association. Bills were reviewed. Motion by Lynn Goettee to approve all bills for payment, second by D. Sherwood Miler, III. Motion carried.

d) Presidio Bend Home

D. Sherwood Miler, III and Paul Glazar reported that they visited a home on Presidio Bend about which the board has received complaints from neighbors regarding unfinished landscaping and construction. The following options are being investigated: setting mandatory time frame for completion of work, removal of the unsightly items, allowing a higher fence to block the view of the unfinished work.

e) Committee for Neighborhood Harmony

The possibility of creating some sort of volunteer committee to help with neighbor disputes was discussed.

f) Boat Yard

The following issues regarding the boat yard were discussed: mowing of grass, lighting expense, charging users a \$50 annual fee to cover the cost of maintenance and lights. No decision was made.

VII. Next Work Session

The next board and officer work session is scheduled for February 25, 2009 at 6:30 pm at 1001 Congressional Blvd, Summerville, SC 29483

VIII. Adjournment

Motion by D. Sherwood Miler, III, second by Lynn Goettee to adjourn. Motion carried.

Minutes submitted by: Sandy Meier

Minutes approved by: