

Pine Rush Villas Condominium Association
Board Of Directors Meeting
Held March 23, 2023

DATE OF MEETING: March 23, 2023
TIME OF MEETING: 4:00 P.M.
PLACE OF MEETING; PRV Club House

1. A call to order was made by Radu Fulea at approximately 4:01 p.m..
2. A quorum was established by the presence of directors Radu Fulea, Mike Berg, Patricia Wilson, Ric Garcia and Gary French.
3. Proof of Meeting Notice was established and verified.

4. It was a workshop meeting and there was discussion on making a list of things to accomplish and prioritize. The following was discussed:
 - a. **Inspection of stairs and replacement of broken/bad ones first. FIRST PRIORITY**
 - b. Property Insurance – Gary will schedule meetings for the board with a couple of brokers (need itemized issues for discussion provided by Gary before any meetings to occur)
 - c. Removal of dead palms and tree trimming. It was discussed a rental of the necessary equipment. Tim and other board members would help with the tree trimming & removing.
 - d. Marking the parking spaces and renumbering – Tim will do this – he can do this in between other projects
 - e. Power washing/painting of common area is now in progress
 - f. It was decided a violation letter would go to WT Development regarding their tenant in unit 10-202 having a pit bull dog on the property. They will be given 1 week to remove it from property. After March 31 2023 if the dog is not removed from the property fines will follow to the tenant and owner, According to Florida Statute 718.303(3)(b), and PRV CC&R's.
 - g. Power for stairwell lights was discussed for bldg. 20 and 22. Project will be investigated for a cost effective solution (back burner for now)
 - h. Ameri-Tech was discussed regarding services. People (owners, manager of investment units, etc.) are complaining about calling or emailing Ameri-Tech property manager and getting no response in a reasonable time manner. Gary will come up with a solution to remedy the above mentioned issue. In October 2023 Gary will provide proposals from different management companies to manage PRV for consideration instead of Ameri-Tech, subject to the 2024 budget meeting.

5. Radu Fulea made a motion to adjourn the meeting at approximately 5:41 p.m., which was seconded by Ric Garcia.

Submitted for approval by:

Radu Fulea
President
Pine Rush Villas Condominium Association