

Pine Rush Villas Condominium Association

Board of Directors Meeting

Date of Meeting: January 17, 2024

Time of Meeting: 10:00 A.M.

Place of Meeting: Pine Rush Villas Clubhouse

1. Meeting Called to Order by Patricia Wilson, President/ Treasurer at 10:55 A.M.
2. Quorum confirmed, Board Members Present: Jose Coello, Patricia Wilson, Gary French
3. Proof of meeting notice was established and verified
4. Prior meeting minutes accepted

New Business

- Acceptance of Citizens Property and Casualty Insurance policy: A motion was made by Gary French to accept the Citizens Property and Casualty Insurance coverage policy for Pine Rush Villas Condominium Associations effective January 19, 2024. This policy assures the Association is compliant with Florida State statute 718 requirements. The motion to accept was seconded by Jose Coello and approved unanimously by the Board
- Property Management Transition, Ameri-Tech-to-Condominium Associates – January monthly unit owner maintenance payments not being received resulting from Ameri-Tech prematurely cancelling ACH online direct payment method for Pine Rush Villas Trust account. This has resulted in unit owner confusion and associated monthly payments delayed. Final transition of Property Management companies audit and account will reconcile January 2024 AR unit owner fee payments
- Delinquent Owner Accounts of units deemed as rentals – Patricia Wilson will seek opinion from Association Attorney if the Association can collect rent directly from unit owner's tenant until delinquent amount recovered?
- Plan to re-organize Association's maintenance to improve efficiency: Patricia Wilson and Jose Coello to develop improved plan and implement
- In response to recent car burglaries and some auto theft notices will be placed on all residence doors reminding them to lock cars and to not leave valuables in vehicles.

Implementing random Association property surveillance, feasibility of enhanced motion detection activated lighting is also being considered, as-well-as enhancements to ongoing efforts with local law enforcement

Meeting adjourned: 12:25

Submitted for Approval by: Gary French, Interim Vice President and Secretary