



The Pines

AT KIMBALL BRIDGE

March 24th, 2025 – 7:00PM

Google Meet

Roll Call – Manny, Pam, Ken, Annette, Matt, Robby

Quorum - Yes

Secretary's Report: Minutes approved.

Treasurer's Report: Budget / Dues Update: \$45,138 in the Budget – 11 Homeowners and 3 rentals past due, late fees are in effect.

Correspondence: No further negativity. Questions on the detention pond, can we spray for mosquitoes? No because per the city that is a protected wetland, no chemicals are allowed to be sprayed in there.

Covenant Violations: Discussion on homeowner query of speaking with the board on the issues at hand and the situation. They will need an improvement plan in place with an agreed upon timeline for completion. Atty letter sent as several communications were sent with no response back, homeowner claims no receipt of prior communications.

Basketball hoop is out of the street but right on the edge of the curb, street facing. We will check with the Atty.

Another homeowner, still waiting for the project approval form, sending a reminder and that the color must be approved first. Three Project Approval forms are outstanding. One just received, the other two have roofing signs but have not submitted the forms for review and approval.

Landscape: Our landscape company has closed. We have two quotes in and waiting on one more. Matt will then email a report in with recommendations. Flower beds will be first with flowers and pinestraw.

Government: No Update

Social: Discussion on a Summer event. Frontera and Loyal Q have both closed. Matt still has a plan in the works! Ice cream truck, Mexican truck, min head count for truck is 30. He will submit an email for approval as soon as he has it for review. Location discussion – the house that hosted the previously held Halloween party or possibly Ocee? We need a backup plan.

Upcoming Meeting(s): 3rd Monday of the month: 4/21/2025 at 7 pm.

Adjournment