

PINE SHADOWS CIVIC CLUB

Minutes of the September 21, 2022 Special Called Meeting

The meeting was held at the home of Director Neil Crammond. Meeting called to order at 6:15 pm by President Don Marlow.

Members present: President-Don Marlow, Vice President-John Long, Treasurer-Chris Caruso, Secretary-Stephanie Bowdoin, Board Members David Reaves, Susan Griffin, and Neil Crammond. Sign in sheet attached.

Purpose of Special Called Meeting: to continue discussion on updating Deed Restrictions.

Multiple discussions regarding the increase of people working from home now and that deed restrictions can't really say no businesses from home. Change to no commercial building structures in neighborhood. Don Marlow stated that if any circumstance prevented property owners from complying to inform the board. Multiple discussions regarding various properties in neighborhood in violation and how to notify of violations. Don Marlow stated part of enforcing could be to put lien on property. John Long stated we needed to have copy of proposed changes to deed restrictions mailed with the billing statements along with voting ballot. Susan Griffin stated her daughter was an attorney and she can ask her to look at our proposed changes to see what she thinks. Don stated we needed something with teeth. Don also stated we needed to extend building construction time to 9 months and any extenuating circumstances presented to board. David Reaves stated he would revise our proposed changes and give to Susan so she can take to her daughter. David also stated we needed to remove any parts regarding boat houses and sewage since TRA monitors that. David stated we needed 80% of property owners to agree and that may be hard to get. David stated he would add everything has to be built behind the build line on properties. Susan said to put voting option right on invoice for property dues. Chris Caruso stated we needed to highlight the changes to make it easier to see. Don said we can send copies of both the old and revised deed restrictions with invoice. David stated he would highlight what needs to be removed and added and send to board. Susan stated some parts did not even make sense. Don stated if lawyer reviewed the old ones there was no signature found.

Adjourn: Stephanie Bowdoin made motion to adjourn meeting. John Long seconded the motion. Meeting adjourned at 6:51 pm

Minutes Attestation Statement: The above minutes are a true representation of what transpired at the meeting to the best of my knowledge.

Stephanie Bowdoin, Secretary of the Board of Directors



Don Marlow, President of the Board of Directors



9/20/22 Special Called Meeting

Stephanie Bowdoin
Mous

~~David Reaver~~

DAVID REAVER

Susan Griffin

PINE SHADOWS CIVIC CLUB

Minutes of the November 19, 2022 Meeting

The meeting was held at the Scenic Loop Fire Station. Meeting called to order at 9:03 am by President Don Marlow.

Members present: President-Don Marlow, Vice President-John Long, Secretary-Stephanie Bowdoin, Board Members Neil Crammond, Susan Griffin, and David Reaves. Multiple residents present with sign in sheet attached.

Meeting minutes from August 27, 2022 meeting:

Meeting minutes read by Stephanie Bowdoin, Secretary. Motion request by Stephanie to accept minutes. Connie Fulford made motion, Vic Svakk seconded motion. Motion carried.

Treasurer Report:

Report read by Stephanie Bowdoin in Treasurer's absence. Report attached. Motion request made by Stephanie to accept report. David Reaves made motion, Sandy Burke seconded motion. Motion carried.

Old Business:

Poker Run and BBQ sale was cancelled due to weather. Plans to reschedule in 2023. Arch Waller and David Reaves reported that Scott Harvey's new shed was approved and Vic Svakk boathouse approved. Stephanie and Don Marlow discussed how not using POA funds for fundraiser activity allows us to have funds available for large projects. Don asked for others to donate as well. Don reported that Shadow Lane repair on hold until all construction is done. Vic said we are doing a great job and is glad we now are having fundraisers. Neil Crammond stated that he sees an increase in participation. Don pointed out that we have a Facebook page that does not cost anything.

New Business:

Don reported that residents can only burn nature made items. No more burning boxes. Don said the environmental laws changed and our area environmental officer is strict and will enforce them.

Neil asked about deed restrictions. Susan Griffin said her attorney daughter reviewed them and most are good with only a few concerns and corrections. Don said we needed to meet soon if we still planned on mailing them out with invoices for lot dues. Don also stated we don't want to rush these, they need to be taken to our lawyer also, we want to do it right. Board agreed to meet ASAP to review deed restriction changes, concerns, and corrections. David Reaves stated it takes 80% residential approval to pass and it would be nice to have for annual meeting. Neil asked why we are having a delay, why does lawyer need to review before residents vote. Don stated the lawyer has to sign off on them before filing. Neil requested we publish a time table of process. Don stated we have reviewed, next step is board approval, then lawyer, then at least 80% of residents have to approve. Scott Burke asked what happens if the residents don't approve and why pay lawyer before the residents vote if there is a chance they might not approve. Don stated the deed restrictions is a legal document, if anything is wrong then has to be revised again and revote with residents. The County Clerk won't file without lawyer signature.

The lawyer makes sure it's legal and meets codes and standards. Should not cost too much, we want it done right.

Neil stated maybe we should use Commodore Cape's form for the architecture committee.

Stephanie stated we needed a person to be able to post on our website. Don said Chris Caruso took off Scott Harvey and we could add Neil. David Reaves nominated Neil to be administrator of our website. Don seconded it, all approved.

David reminded everyone we needed Board nominations before February meeting for May election. Don stated it would be posted on website and FB.

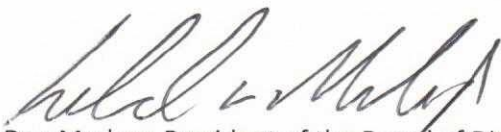
Neil asked if we can enforce dues. Don said the JP said yes but if under \$500 it's a waste of money. We can put a lien on the property but cannot recoup until property sold. Don also stated only one property owner refused to pay when asked and is hard to reach.

Adjourn: David made motion to adjourn meeting. Vic seconded the motion. Meeting adjourned at 10:08 am.

Minutes Attestation Statement: The above minutes are a true representation of what transpired at the meeting to the best of my knowledge.



Stephanie Bowdoin, Secretary of the Board of Directors



Don Marlow, President of the Board of Directors

11/19/22 POA Sign in

Stephanie Boudain

Carl K. Schopf

Pauline Adams

DAVID W REAVES

SUSAN COFFIN

NEIL CLAMON

Vic SVA TEK

B. E. Frank

James Frank

Sandy Burke

Scott Burke

Conne Zulfari

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PINE SHADOWS CIVIC CLUB

Minutes of the November 29, 2022 Special Called Meeting

The meeting was held at Director Susan Griffin's home. Meeting called to order at 6:00 pm by President Don Marlow.

Members present: President-Don Marlow, Vice President-John Long, Secretary-Stephanie Bowdoin, Treasurer Chris Caruso, Board Members Susan Griffin and David Reaves. Sign in sheet attached.

Purpose of meeting was to view deed restriction corrections.

Susan Griffin reviewed deed restrictions with Board. David Reaves said if this is a corrected version he did not have copy. Susan stated it was a revision. Multiple questions regarding correct date on revision as several different dates noted. David said the dates will be put in and that 2033 is the 10th year and when another review of deed restrictions are due again. Multiple questions regarding noted punctuation corrections noted and since the boat ramp is mentioned we needed to attach plot of ramp. Susan stated she noted other grammatical errors and marked them for correction. Chris Caruso asked when they will be ready for property owners to vote. Don Marlow stated that we were taking the time to ensure they were correct and follow current regulations. Don also stated current restrictions mention no noxious activity, who determines what is noxious and that it needed to be removed as that is a police matter not a Board issue. Also determined that needed to remove burning paper products as the State regulations changed and no longer allowed and needed to add chickens as they are now legal in neighborhoods. Susan asked about signatures on the old restrictions, Don stated those will be removed. Don stated he would call POA attorney and set up time to review. Chris stated we had about \$700 credit with attorney. David will send a copy to Rebecca Marlow to retype.

Adjourn: David made motion to adjourn meeting. Stephanie seconded the motion. Meeting adjourned at 6:28pm

Minutes Attestation Statement: The above minutes are a true representation of what transpired at the meeting to the best of my knowledge.



Stephanie Bowdoin, Secretary of the Board of Directors



Don Marlow, President of the Board of Directors

Sign in Sheet, Special Called Meeting
11/21/22

Stephanie Bowdoin

John Cook

Robert M. Mello

Susan Griffin

D. J. [unclear]

Thomas