

PINE TREE COUNTRY CLUB ESTATES, INC
BOARD OF GOVERNORS MEETING MINUTES
OCTOBER 14, 2025 - 6:00 PM

CALL TO ORDER/DETERMINATION OF A QUORUM

Jamie Measey, President, called the meeting to order at 6:00 PM. In attendance were Jamie Measey, President; Greg Tendrich, Vice President; Debbie Murphy, Secretary; Doug Mosher, Treasurer; and Governors Gwen Smith, Bill Henderson, Kim Hansen, Kim Huertas, and Catherine Hasey, therefore there was a quorum of the Board.

APPROVAL OF MINUTES

Motion was made to approve September 9, 2025, minutes by Doug Mosher, seconded by Greg Tendrich. Motion passed unanimously.

FINANCIAL REPORT

Doug Mosher advised the Board that the 30-day collection letters were sent to the owners. Owners that are over 90 days are to be sent to the attorney, Josh Gerstin for collection. Doug reported all owners on the AR report need reminder letters except 10721 St. Andrews Road.

Motion was made to send 10747 Pine Tree Terrace to attorney Becker by Doug Mosher, seconded by Kim Huertas. Motion passed unanimously.

Doug Mosher advised the Board that the 2026 budget will be presented to Board at the November meeting.

CULVERT UPDATE

Jamie Measey advised the Board on the status of the Culvert project. Jamie asked Delray Garden Center to provide a quote to landscape the culvert area.

DEACTIVATION OF TRANSPONDERS

The Board decided to deactivate transponders and suspend voting rights of owners who are over 90 days delinquent and to send list to the Golf Club.

MAINTENANCE INSPECTION FINING VOTE

A motion, made by Debbie Murphy, seconded by Cathy Hasey to fine the following lots, based on the maintenance inspections by Crest Management Group, \$100/day per violation for 10 days, totaling \$1000/violation (per FL State Statute), noting any violations cured prior to the duly noticed Compliance Committee Hearing will not be fined – lot #185 (1 violation), lot #43 (2 violation), lot #29 (1 violation).

OLD BUSINESS:

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William Henderson is working on getting the roof, entrance pavers and sidewalks cleaned at the guardhouse.

Mailboxes and Signage

Cathy Hasey has been working to replace mailboxes and street signs and has two contracts.

COBWRA/Annexation

Debbie Murphy advised the Board of the COBWRA meeting which had to do with the annexation of the association.

A town hall meeting will be held on October 21, 2025, at Canyon Library to discuss the amendments.

ADJOURNMENT

With no further business to discuss, the meeting adjourned at 8:30 PM