

# **Pine Ridge North IV**

## Board of Director's Meeting

Monday, September 9<sup>th</sup>, 2024, Clubhouse at 7:00 P.M.

### **AGENDA**

- **Pledge of Allegiance**
- **Roll Call**
- **Approval of August 12<sup>th</sup>, 2024, Meeting Minutes**
- **Treasurer's Report**
- **Financial Status Comments/Updates**
- **Update on Sales and Rentals**
- **Work Order Report**
- **Manager's Monthly Highlights**
- **Old Business**
  - Roofing & Gutters Update
  - Loan Status Update
  - Electric Closets
  - Poolside Awning Update
  - Tennis/Pickleball Court Resurfacing
  - Repairs to Bocce/Shuffleboard Courts
  - Building Exterior Wall Cleaning
  - Clubhouse Event Reservations – Finalized
- **New Business**
  - Mailbox Restoration
  - Shutdown of Truist Payments (September 15<sup>th</sup>, 2024)
  - Pool Deck Repainting – Adjusted Proposal
  - Concrete Splash Blocks for New Downspouts.
  - 814 Electric Closet Total Rebuild
  - Additional Electric Closets for Repair
  - Dumpster Repairs
  - 2025 Budget Meeting Discussion
- **Q&A**
- **Next Meeting Date Discussed**
- **Adjournment**

---

**Fwd: Board Meeting September 9th, 2024**

PI Pine Ridge North IV  
To: PHILIP LOMBARDO  
Sun 9/8/2024 6:41 PM

...

**Subject: Board Meeting September 9th, 2024**

Good Afternoon Everyone,


Please see the below information for Zoom for Monday's meeting.

Pine Ridge North IV is inviting you to a scheduled Zoom meeting.


Topic: Board Meeting September 9th 2024  
Time: Sep 6, 2024 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting  
[https://zoom.us/j/6460227533?](https://zoom.us/j/6460227533?pwd=Qi9reVpXNVBoZ1dwMzNPZndrK2hKUT09&omn=96353613158)  
[pwd=Qi9reVpXNVBoZ1dwMzNPZndrK2hKUT09&omn=96353613158](https://zoom.us/j/6460227533?pwd=Qi9reVpXNVBoZ1dwMzNPZndrK2hKUT09&omn=96353613158)

Meeting ID: 646 022 7533  
Passcode: prn4



**Daniel Gutierrez**  
Community Association Manager  
800 Sky Pine Way | West Palm Beach, FL 33415  
Direct 561.439.4705  
Email [Daniel.Gutierrez@fsresidential.com](mailto:Daniel.Gutierrez@fsresidential.com)  
Customer Care: 866.378.1099  
[Website](#) | [Facebook](#) | [LinkedIn](#) | [YouTube](#)



---

← ✓ Reply

## BANK ACCOUNT SUMMARY - UNAUDITED - BANK BALANCES

OPERATING ACCOUNTS	RATE	TERM	BANK BALANCE AS OF 07/31/2024	BANK BALANCE AS OF 08/31/2024	INTEREST PAID AUG
TRUIST CHECKING			\$ 229,089.87	\$ 155,066.36	\$ 1.64
CHASE CD MAT 11/02/2024	4.16%	3 MONTHS	\$ 50,369.00	\$ 50,720.38	\$ 351.38
CHASE CD MAT 10/20/2024	3.25%	2 MONTHS	\$ 50,000.00	\$ 50,348.81	\$ 348.81
TRUIST SOCIAL CHECKING			\$ 6,294.50	\$ 6,109.60	
<b>TOTAL OPERATING ACCOUNTS</b>			<b>\$ 335,753.37</b>	<b>\$ 262,245.15</b>	

### RESERVES

TRUIST SAVINGS MONEY MARKET	2.96%	\$ 291,082.21	\$ 143,903.70
-----------------------------	-------	---------------	---------------

### BANK UNITED CD

9/11/2024	Maturity Date	5.12%	9 MONTHS	\$ 109,119.21
9/11/2024	Maturity Date	5.12%	9 MONTHS	\$ 163,680.16

### FIRST HORIZON ADVISORS

BROKERAGE ACCOUNT HOLDINGS	Maturity Date	Rate	Term	Total	Matured
08/06/24	08/06/24	5.30%	STATE BANK INDIA NY	\$ 914,244.57	-
09/03/24	09/03/24	5.15%	BK UNITED MIAMI	\$ 225,000.00	NEW
09/19/24	09/19/24	5.25%	WASHINGTON TR RI	\$ 220,000.00	NEW
10/07/24	10/07/24	5.20%	LUZERNE BK PA	\$ 240,000.00	NEW
	DAILY MONEY MARKET		FDRXX	\$ 4,244.57	
<b>TOTAL RESERVE ACCOUNTS</b>				<b>\$ 1,478,126.15</b>	<b>\$ 4,998.70</b>

### TOTAL RESERVE ACCOUNTS

	\$ 1,478,126.15	\$ 1,336,906.21
<b>TOTAL CASH ACCOUNTS</b>	<b>\$ 1,813,879.52</b>	<b>\$ 1,599,151.36</b>

FDIC OR SIPC INSURED

84%

95%

\$ 7,327.25

# ROOF and GUTTER REPLACEMENT PROGRESS REPORT

CURRENT STATUS AS OF SEPTEMBER 8th, 2024

#	BUILDING DESIGN TYPE	PRICE	ROOF STATUS	GUTTERS	CITY SIGN OFF	CHECK # , DATE	AMOUNT PAID	90% DUE AT COMPLETION
800	CLUBHOUSE	\$ 19,000.00						\$ 17,100.00
801	2 story 2/2's	\$ 58,000.00						\$ 52,200.00
802	2 story 2/2's	\$ 58,000.00						\$ 52,200.00
803	VILLAS	\$ 68,000.00						\$ 61,200.00
804	VILLAS	\$ 51,000.00						\$ 45,900.00
805	2 story 2/2's	\$ 58,000.00						\$ 52,200.00
806	3 STORY 2/2's	\$ 65,000.00						\$ 58,500.00
807	VILLAS	\$ 68,000.00						\$ 61,200.00
808	VILLAS	\$ 51,000.00						\$ 45,900.00
809	VILLAS	\$ 68,000.00						\$ 61,200.00
810	2 story half 3/2's and half 2/2's	\$ 60,000.00						\$ 54,000.00
811	3 STORY 2/2's	\$ 65,000.00	WORK IN PROGRESS					\$ 58,500.00
812	3 STORY 2/2's	\$ 65,000.00	COMPLETED					\$ 58,500.00
813	2 story half 3/2's and half 2/2's	\$ 60,000.00	COMPLETED	COMPLETED				\$ 54,000.00
814	2 story half 3/2's and half 2/2's	\$ 60,000.00	COMPLETED	COMPLETED	YES			\$ 54,000.00
815	2 story one-quarter 3/2's and tree-quarter 2/2's	\$ 62,000.00	COMPLETED	COMPLETED	YES	20240032 DTD 9/3	\$ 55,800.00	\$ 55,800.00
816	VILLAS	\$ 68,000.00						\$ 61,200.00
817	VILLAS	\$ 68,000.00						\$ 61,200.00
818	2 story 2/2's	\$ 58,000.00	COMPLETED	COMPLETED	YES	20240021 DTD 8/26	\$ 52,200.00	\$ 52,200.00
819	3 STORY 2/2's	\$ 65,000.00	COMPLETED	COMPLETED	YES	20240024 DTD 8/26	\$ 58,500.00	\$ 58,500.00
820	2 story half 3/2's and half 2/2's	\$ 60,000.00	COMPLETED	COMPLETED	YES	20240030 DTD 9/3	\$ 54,000.00	\$ 54,000.00
821	2 story 2/2's	\$ 58,000.00	COMPLETED	COMPLETED	YES	20240033 DTD 9/3	\$ 52,200.00	\$ 52,200.00
822	2 story 2/2's	\$ 58,000.00	COMPLETED	COMPLETED	YES	20240023 DTD 8/26	\$ 52,200.00	\$ 52,200.00
823	VILLAS	\$ 102,000.00						\$ 91,800.00
824	2 story one-quarter 3/2's and tree-quarter 2/2's	\$ 62,000.00						\$ 55,800.00
825	2 story one-quarter 3/2's and tree-quarter 2/2's	\$ 62,000.00						\$ 55,800.00
826	2 story half 3/2's and half 2/2's	\$ 60,000.00						\$ 54,000.00
827	2 story 2/2's	\$ 58,000.00						\$ 52,200.00
<b>CONTRACT TOTAL</b>		\$ 1,715,000.00					\$ 324,900.00	\$ 1,543,500.00
<b>DEPOSIT</b>		\$ 171,500.00						
<b>BALANCE</b>		\$ 1,543,500.00					\$ 1,218,600.00	
<b>REMAINING FUTURE PAYMENTS</b>								