

PINE RIDGE CIVIC ASSOCIATION

BOARD MEETING

CAROLINE'S HOUSE

MAY 2, 2016, 6:30-7:35 PM

2016 Board members present: Caroline Martino, Joan Ginsberg, Bob Kaufman, Margot Kaufman, Ed Livingston, Al Jones, Cindy Dreyfuss

Board Members absent: Alan Brown, Jared Holes.

The meeting was called to order by Caroline at 6:30 PM

Minutes from Feb 17, 2016 Annual PRCA meeting are posted on the website and were approved without discussion.

Caroline said that this meeting, as per the agenda, will focus on the Pine Ridge Subdivision Covenants and Restrictions and how they address the dividing of lots, signage and stripping lots of foliage.

Prior to this meeting, Bob Kaufman and Al Jones went to the Clerk of the Court's office and obtained copies of all the old, original records that are on microfiche (approximately 78 pages). Bob scanned the info and sent copies to all of the board members for review before the meeting.

The question of what the consequences would be if a lot was being split was answered by Bob who said that a concerned lot owner or the Civic association could sue the owner who was splitting (or had split) a lot — IF SUCH SPLITTING IS A VIOLATION OF THE COVENANTS AND RESTRICTIONS. No restriction regarding the splitting of lots was found in these documents. County Land Development Code for Pine Ridge requires at least 1 acre in order to build a house.

Caroline mentioned a proposed draft of an amendment that Al had found restricting lot splitting but it is not known who wrote this document and it was not dated and was never signed. Ed said that in any case, the document would only have restricted NEW lot owners from splitting lots. Ed said that we could, if agreed to by a majority of lot owners, do an amendment to the C&R's that would restrict all owners from lot splitting. As an aside, Cindy asked if owners get more than one vote if they own multiple lots — Al said "no".

It was discussed that there were only a dozen or so lots that are large enough to be split to meet the one acre minimum lot size, and it was questioned whether if it would be worth doing anything at all.

The Three different sections of Pine Ridge were mentioned and Al Jones told us the boundaries:

1. Pine Ridge = Pine Ridge Road to North side of North Street.
2. Pine Ridge Extension = South side of Mahogany to utility easement at Banyan
3. Pine Ridge 2nd Extension = Banyan to Vanderbilt Beach Road

Bob said that someone at the county agreed to notify our Architectural Review Committee of any permits or requests to split lots. It was mentioned that it would not make any sense to be notified if there is nothing in our Covenants and Restrictions that prevents lot splitting.

Caroline asked about reviving the Architectural Review Committee.

Also mentioned was sending a letter, saying that lot splitting is frowned upon, to Nabor or at least some of the agents who list properties in Pine Ridge Estates. Again it was questioned if that should be done since as of now there is no restriction on lot splitting. It was mentioned that in a previous court case, a representative of Barron Collier said that it was their intention that lots not be split but they did not put that in writing.

There was a question of the difference between a lot and a parcel. Mark Strain told Bob that a parcel is a group of lots.

It was asked if anyone knows if the people on the Arch. Rev, Comm.(Tom Peek and Steve Brisson) were willing to serve and revive the committee.

It was questioned if we should try to amend our C & Rs.

Bob suggested the we first find out if lots can be split or not.

Cindy asked if we are deed restricted(yes), is a guest house OK (yes)and how did the Gordonia lots get approved - Bob said that nobody fought the split after survey showed 2 one acre lots.

Cindy said that the 3 lots on Mahogany have been purchased by a White Sox pitcher and he has made it into a single property!

Ed suggested that we not go with a title company — too expensive.

The “To Do List”.

1. See if Covenants and Restrictions on website are complete
2. Talk to people on the Architectural Rev. Comm. to see if they want to revive that committee and if they would be interested in serving. **Ed volunteered to talk with Cliff Schneider and ask if he will talk with Mr Peek and Mr Brissom.**
3. Contact the Barron Collier Company to see if anyone there has any info on lot splitting. **Caroline said she would do that.**
4. **Bob will forward to the board the letter from the county saying the they would inform us of lot splitting requests if we need that after we are sure of the rules.**
5. **Bob and Al will meet with Mark Strain to answer questions that Al has about lot splitting,**

- 6. Maybe** after our next meeting, draft a letter informing current Pine Ridge owners Re: splitting and clearing lots. Bob mentioned that we do not want to make things difficult for owners and at this point it seems that it is possible to split a lot that is over 2 acres.

Next Meeting is tentatively set for May 26, 2016 if the Church is available to us on the date.

Meeting was adjourned at 7:35 PM

Respectfully submitted May 9, 2016
Margot Kaufman
PRCA, Secretary