



**THE VILLAGES AT PINE TREE HOA, INC.**  
**Board of Directors Meeting**

Date: December 10th, 2025, Time: 7 PM

Meeting Location: 5969 Cattleridge Blvd STE 203, Sarasota, FL 34232

**To join remotely:**

Video Link: [meet.google.com/dir-xrra-bmm](https://meet.google.com/dir-xrra-bmm)

Phone: 914-575-2307 PIN: 488 665 148#

**This meeting is being recorded**

**The mission of the Board Members of the Villages at Pine Tree is to preserve and enhance the property values in our subdivision by maintaining the common ground areas and upholding our Covenants, By-Laws, Deed Restrictions and Policies. The Board will serve the residents by taking a fair, ethical, fiscally responsible, and objective approach in representing the interests of all residents. The Villages at Pine Tree will be maintained as a safe, friendly, and enjoyable place to live for all residents and their respective families.**

**AGENDA**

- Call to Order
- Proof of Notice
- Approve Last Meeting Minutes
- Date & Location of next meeting (two months out), library or hotel
- Financials
  - a. Budget
  - b. Approve Social Committee [BBQ estimate](#)
- Homeowner Section (3 minutes each)
- Levying of Fines: Reviewing various violations for lots 3136, 3129, 3182, 3285, 3211, 3197, 3065, 3023 and 3000
- New Business
  - a. Fining and Collections:
    - i. Motion to dismiss April fine for 1740 pinyon dead palm fronds and reopen if not currently resolved (Sentry never sent "Notice of Fine" letter)
    - ii. Motion to dismiss June fine for 1769 pinyon dead palm fronds and reopen if not currently resolved (Sentry never applied Fine)
    - iii. Review collections report
    - iv. Who generates and QA's NOLAs (legal states they are frequently wrong)
  - b. Resolutions:
    - i. Approve use of [Mini-split condensers](#) but require them to be placed at ground level similar to other HVAC systems or not visible from front or adjacent lots
    - ii. Violations ending in 'No fine' state (stop processing) - legal direction is to revisit (60? days) and if unresolved, archive and open a new (V2) violation
    - iii. Repeal April resolution to warn on first offence for non ARC submission and return to standard violation process.
    - iv. Approve options for Oil stained driveways: Pavers and Sherwin-Williams topcoat products
  - c. Legal:
    - i. 'After the fact' ARCs (i.e. 1649 Pinyon pavers): if non-conforming, ARB should provide options to correct the work to meet ARC/ARB standards, failure to remove/correct is lawsuit to remove in its entirety.
    - ii. Decision on legal action again Sentry for 1100 Fraser suit (homeowner inquiry at Oct mtg)
    - iii. Gov Docs rewrite - connect with e-voting company to get the survey out (Ray or Matt)

- Adjournment