

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

Date: Nov 11th, 2026, Time: 7:00 PM

Meeting Location: Sentry Management, Inc., 5969 Cattleridge Blvd STE 203, Sarasota, FL 34232

To join remotely:

Video Link: meet.google.com/dir-xrra-bmm

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

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.

Board of Directors AGENDA

- Call to Order
- Confirmation of quorum
- Proof of Notice
- Approve Last Meeting Minutes
- Confirm Date & Location of December HOA meetings (target: 12/9)
- Financials - Budget, delinquencies, collections
- Homeowner Section (3 minutes each)
- Violations / Fines: Review and discuss levy of fines for uncorrected violations or conditional closure requests
- New Business
    a. Revision to delinquency collection policy Form (Current worksheet)
    b. Double signing on invoices
    c. Handling "Event" type violations
    d. Moving meetings to Fruitville library
    e. Dog Lease sign for large Western pond
    f. Enforcement of Basketball hoops
- Administrative / Non-owner impacting items (late adds):
    a.
- Old Business
    a.
- Adjournment

Draft