Meeting Minutes

Pinnacle Club Homeowners Association
June 16, 2026

1. Call to Order: 5:33 p.m.
2. Verify a Quorum/Roll Call: Quorum verified.
    a. George Holinga - Present
    b. Andrea O'Neal - Present
    c. Tommy Roberson - Present
    d. David Beatty - Present
    e. Nan Bevelacqua - Present
    f. Pete Gillon - Present
    g. AJ Davis and Palma Mills - Present
3. Review Meetings Minutes: All in favor of approval as submitted.
4. Financials:
    a. Balance Sheet and P&L YTD presented and discussed.
5. Managers Report:
    a. 4511 Grand Strand RAR - Wooden fence is denied. Board is willing to wait to see if the bricks fade more. All in favor.
6. New Business:
    a. Sound panels - Week of June 22 - 26.
    b. Lighting and Irrigation - Scott will continue with irrigation repairs. New lighting proposals presented.
        i. Phase 1 proposal totaling $196,929.29 with concrete alternate option $13,933.63. David makes a motion to approve proposal totaling $210,862.92. Tom seconds motion. All in favor.
    c. CIFA Letter reviewed:
        i. Include last section of fence completed that was not included with other sources. Include sound panels. Include benches and trash cans. Pool heaters.
    d. Annual Meeting Notice - Notice presented. Ensure notice complies with proxy amendment. All in favor of approval.
    e. Resident Service Dog - Resident approached staff with questions about service dogs in the gym. Need further information.
    f. Pickleball Nets - Complaint received about condition of current pickleball nets. Continue to monitor the situation.
    g. Maintenance - Maintenance vendor has ceased performing duties. New maintenance company is needed for trash collection.

h. Lifeguard Issue - CPM had to terminate lifeguard due to social media posts.
i. HGTV asks for permission to film in neighborhood - All in favor of approval.
j. Palma gift card for supplies - All in favor on management getting Palma gift card.

7. Adjournment: 7:00 p.m.