

THE PINES OF CLEARWATER CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
May 18, 2026, 7:00 P.M. EST
Pool Room
1575 Greenlea Dr. Clearwater, FL. 33755

CONFIRMATION OF QUORUM: Quorum established with all board members present.

CALL TO ORDER: Meeting called to order at 7:12 P.M. by E. Grueber

PROOF OF NOTICE: Notice posted in the community within 48 hours of the meeting date.

APPROVE MINUTES OF LAST BOARD MEETING: Tabled to next meeting

TREASURER'S REPORT:

- Ronny read the financial statement to the Board Members. Board Marie motion to send the second letter for delinquents certified. Edina second the motion. Motion was approved by all Directors.

MANAGER'S REPORT:

- Walked property with the Board President
- Meet with the inspector for the insurance renewal
- Received the new permit for the pool
- Submitted applications for leasing.

BUSINESS:

- The Board discussed credit score requirement needed for sales and leasing.
- Edina motion to require a credit score of 680 to all applicants leasing or purchasing in the community. Marie 2nd and the motion passed by all Directors.
- Edina made a motion to require three times the rent for all lease applications received. Marie 2nd the motion and the motion passed by all Directors.
- Approved a letter to be sent to 1579 Unit 6 for the torn screen.
- Minutes on the website is for another community and needs to be removed

ADJOURNMENT: Meeting adjourned at 8:50 P.M.

Respectfully Submitted,
Ronny Dunner
June 17, 2026