

A scenic photograph of a golf course at sunset. The sky is filled with vibrant orange and red clouds. In the foreground, there is a green lawn with several palm trees. In the middle ground, a calm lake reflects the colorful sky, surrounded by various trees and foliage. The overall atmosphere is peaceful and picturesque.

Pine Island Ridge
Condominium G
Newsletter
October 2025



Board Member Responsibilities – Patricia Wallen

Greetings Neighbors,

Over the years the responsibilities of condominium board members have greatly expanded. Increased association liability, theft, legislative requirements, and the emphasis on maintenance after Surfside have all forced board members and management to be more educated. Association examples include the major construction projects we have encountered, revised insurance requirements, acquiring a loan for additional projects, new reserve/budget requirements and basic management processes, all of which require education and research. Although we have an outstanding property manager on site, the ultimate responsibility in the decision-making process falls on the Board.

To improve the education process, state legislators have implemented board member requirements including:

Initial Training: Directors must complete four hours of training, covering milestone inspections, Structural Integrity Reserve Studies (SIRS), elections, recordkeeping, financial literacy and transparency, levying of fines, and meeting requirements.

Continuing Education: Directors must complete at least four hours of continuing education annually on recent changes to condominium laws and rules.

To further our required education, this week Secretary Eileen Spencer and I attended the Broward County Expo on Condominiums. This convention includes information on the latest products and services as well as presentations from an array of industry and legal experts. The board took advantage of this opportunity to make connections and learn. It's an opportunity to make connections and speak directly with local and national experts about the topics

The continuing education classes we attended included meaningful presentations on condominium documents



and the process for holding membership meetings. All in all, it was a great experience that improved our knowledge. The Board is dedicated to education and above all improving our community!

Patricia Wallen, President, Board of Directors



Neighbor to Neighbor

BENEFITS OF CONDO ETIQUETTE

Community rules, bylaws, and covenants exist to ensure the longevity of the association and to promote safe and enjoyable living for all of its residents. Condo and HOA boards strive to ensure that all the common elements within the association are accessible and safe for residents and owners. When everyone shows respect, courtesy, and consideration then we receive the best out of each other and, in turn, add to each other's quality of life.

LAUNDRY PROTOCOLS

Residents using the machines must be mindful to timely retrieve their laundry. At times residents have left their apparel in the machines for hours, monopolizing their usage. Please respect your neighbors.

FEEDING WILDLIFE IS NOT ALLOWED

With our proximity to the Pine Island Ridge Preserve, residents of our association must be cautious with their relationships to animals. Because of issues in the past and present, we must remind all residents that FEEDING WILDLIFE IS NOT ALLOWED! This includes foxes, ducks, geese, egrets, feral cats, squirrels, iguanas, and all other forms of wildlife.

Feeding wildlife can lead to:

- Bacterial infections
- Impacts the cleanliness of our buildings.
- Maintenance and Cleaning staff must now work additional hours
- Causes illness and deformities to wildlife
- Furthermore, uneaten food invites insects, rats and other uninvited rodents.

This violation is specifically addressed in Article 23 or our Rules and Regulations. Please follow this rule for the benefit of the community.



TREAT COMMON AREAS WITH CARE

Shared amenities such as pools, furniture, washing machines, and other resources that the association provides for the community should be respected as common areas. Don't leave litter in these areas, and *please* don't leave your laundry in the dryer for hours. Be respectful of noise levels, especially after normal hours.

REGISTER YOUR VEHICLE WITH THE OFFICE

All motor vehicles belonging to residents must be registered with the Association Office. A copy of the vehicle's registration is required. When vehicles are issued a new license tag or a new vehicle is purchased, please provide this information to the phase office. Vehicles are issued a sticker/decal with the unit's assigned parking space number. Stickers/decals must be affixed to the inside lower left corner (driver's side) of the rear window.

RESPECT PARKING RULES or YOU WILL BE BOOTED

All residents and their guests are obligated to obey parking regulations. Basic rules include:

- All vehicles must be parked head in only
- No vehicle may be parked in such a manner as to impede access to another parking space
- No vehicle shall occupy more than one parking space.
- Vehicles parked on property between 1AM and 8AM without a valid decal or guest hang tag will be booted or towed at the vehicle owner's expense



Please follow association rules so that you can avoid conflicts with other residents or having your car booted.

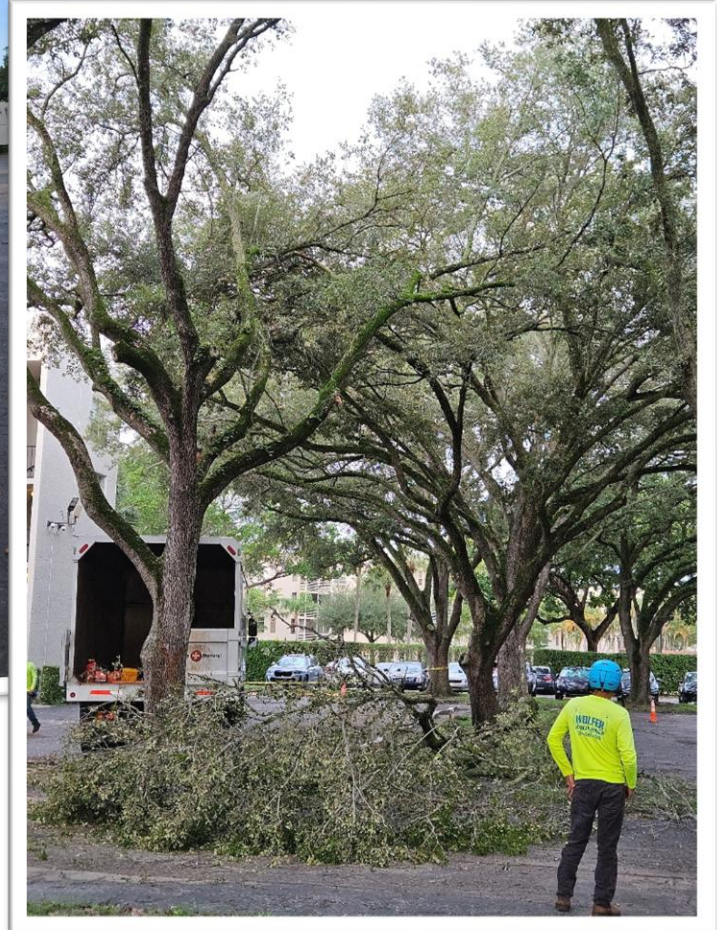
With other residents in close proximity, please be a good neighbor and follow association rules.

Your Board of Directors

Photo Album

Tree Removal Project

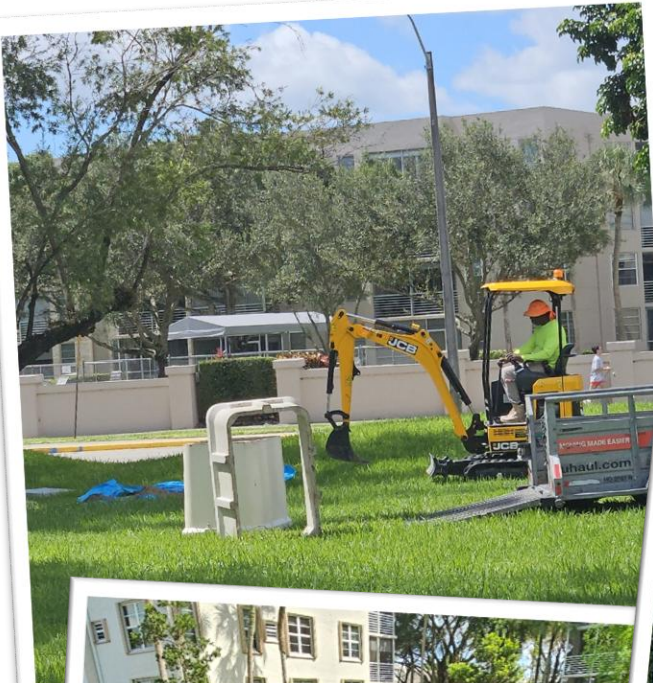
Because of damage to plumbing, pipes, vehicles and parking lots, the Town of Davie approved the removal of 70 invasive trees, root pruning and the replacement of 93 trees. Unfortunately, many of these trees were planted too close to buildings or parking lot and have caused major damage throughout the community. Thank you for your patience as we complete this project and move forward with the badly needed repaving of the parking lots.





Blue Stream is beginning construction!

The new cable and internet contract begins on May 1, 2026. To make sure that the transition from Comcast meets this timeframe, Blue Stream has begun their construction program. Pardon their dust and have patience as we begin the process of improving our cable and internet delivery at a lower cost to residents!

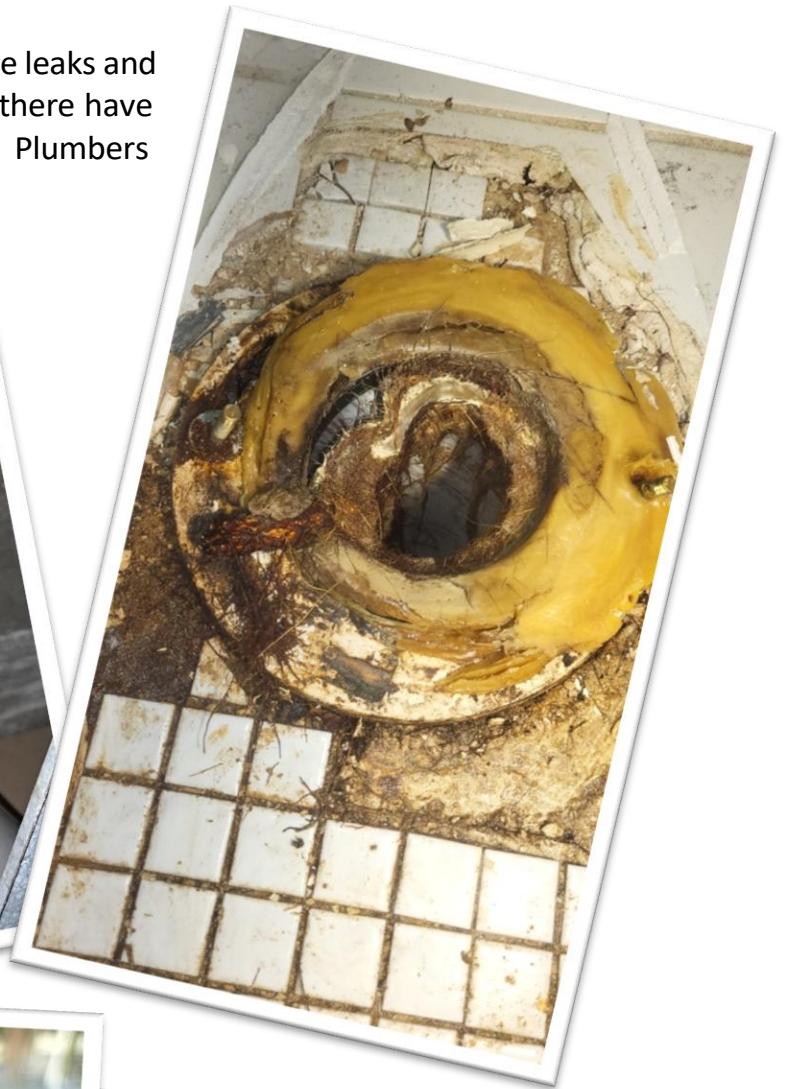


Please remain mindful
of your surroundings
and watch out for
uneven ground due to
ongoing construction.

Blue Stream
fiber

Plumbing Issues

The buildings are continuing to have issues with pipe leaks and clogs from roots. Within the past couple of weeks there have been issues with pipe leaks and clogs from roots. Plumbers have worked hard to correct these situations.



Notes from the Editor

Hello Neighbors,

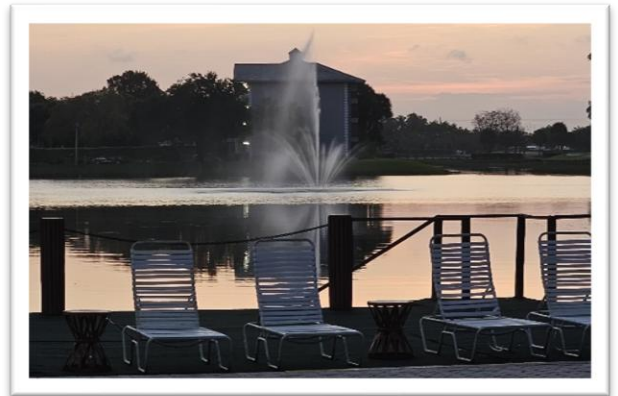
Isn't it amazing how far we've come in less than four years...

Our buildings are structurally sound, and we all have new roofs.

We have laundry rooms with fans and brand-new washers and dryers we didn't have to buy and don't have to maintain.

Beautiful decks at Orange Grove and Lagoon pools and new furniture - new pool room machinery, equipment, and enclosures at a modest cost.

It was sad to lose some of our beautiful trees, but a necessary loss called for by the Town of Davie. Wolfer Landscaping is repairing our irrigation system so they can lay down sod and plant beautiful Japanese Blueberry and Bridal Veil trees to replace the trees that had been damaging our parking lots and cars and clogging our drainpipes.



Our electrical project is at last almost complete and Bluestream has begun laying cables for our internet and TV service, to be operational by the middle of next year.

When the tree planting is complete, The Paving Lady will begin the process of repaving all our parking lots and roads.

Once these projects are completed, our grounds will be so beautiful again! Then we can focus on our buildings, one project at a time, starting with the modification of our elevators.

Progress is slow because all this work requires permits from The Town of Davie. The Town is backed up. We must be patient. But we are confident the wait will be worth it in the end.

Hope you are having a happy, healthy Harvest Season.



If you would like to know more, here is my email address, eileen44@bellsouth.net. I'd love to hear from you!

Warm regards,

Eileen Spencer
Board Secretary

Pine Island Ridge Country Club

OCTOBER WEEKLY ACTIVITIES & DINNER SPECIALS

Sunday Brunch in Lakeview Restaurant 10am-2pm

Sunday Football Specials in Chipper's 1pm-10pm

Music Bingo Mondays

7:00pm-9:00pm

with Food and Drink Specials in Chipper's

Ceramics Club

Mondays and Fridays

1pm-4pm

Located in the Multipurpose Room

Tuesday Latin Music with DJ Toro

6:30pm-9:30pm in Chipper's

Wednesday Yoga with Shani

7pm in the Club Room

Wednesday Game Night

7pm-9pm in Meeting Room 1

Mah Jongg Lessons

Wednesday Theme Night

5pm-9pm in Lakeview Restaurant

Now Featuring the 9oz. Prime Rib as a Dinner Option

Thirsty Thursdays in Chipper's

5:30pm-8:30pm with Half Price Domestic Beer and House Wines

Guitarist Mike Destefano

Thursday Night Football Specials in Chipper's 8pm-10pm

Friday Night Karaoke in Chipper's

6:30pm-10pm ALL AGES WELCOME!

Saturday Water Fitness with Bettie

8:30am at the Clubhouse Pool-Sign in at Security Desk

Saturday Yoga with Shani

10am in the Club Room-Sign in at Security Desk

Saturday Caribbean Vibes Pool Party with DJ Chris Nice

2pm-5pm with Drink Specials

Saturday Night Dinner in Lakeview

5pm-9pm with Surf and Turf, Pork Ossobuco, Lobster, and Prime Rib Specials

Saturday Night Trivia

7pm-9pm with Drink Specials