

Posted Date: 15 July 2025

By: RWKRAMER

**Pinewood Village of Melbourne Homeowners Association Inc.
C/O Directors Choice Management
1713 Thrush Drive
Melbourne, Florida 32935**

Meeting Agenda

Location of Meeting: **Community Center
1713 Thrush Drive
Melbourne, Florida 32935**

Date of Meeting: **18 July 2025**
Time of Meeting: **2 PM**

AGENDA

- Determination of Quorum
- Call to Order
- Proof of Notice
- Approval of 24 June 2025 minutes
- New Business:
 1. Approving Official Documents request form.
 2. Discussion and board recommendation for fence located at 1694 Cardinal Court.
 3. Discussion and recommendations to the Appearance Standards.(not updated since July 2011) Current Appearance Standard is on the website.
 4. Discussion and recommendations for the Architectural Rules (dated July 2011) in reference to violations. Current Rules are on the website.
 5. Discuss new violation procedures.(currently called "Step by Step Procedures)
 6. Discussion and recommendations to the rules and regulations, not updated since Jul 2011.
 7. Discuss fining committee duties and appointment of fining committee.
- Member Comments
- Adjournment

Pinewood Village of Melbourne H.O.A. Inc.

**1713 Thrush Drive
Melbourne, Florida 32935**

MINUTES OF BOARD OF DIRECTORS' MEETING

18 July 2025

The meeting was called to order at 2:00 P.M. by President Carol Warfield, it was held at the Community Center located at 1713 Thrush Drive.

Board Members Present: Carol Warfield, Dorothy Dieffenderfer, and Jennifer Capayas. Quorum was met with 3 members present.

Proof of Notice: Notice of meeting was posted on the community bulletin board located at 1713 Thrush Drive and on the website.

Minutes Approval: Minutes were read from previous meeting held on 24 June 2025, Motion was made by Doty to accept the minutes as read, 2nd by Carol Motion carried.

Old business: NONE

New Business:

Motion made by Jennifer to accept the Official Records Request as recommended by the Florida statutes form 2nd by Carol, motion carried.

Motion was made by Jennifer to send another letter to Ron Marinelli about his fence and to appear before the board and explain why he needs the fence, 2nd by Carol, motion carried.

Motion was made by Carol to accept the changes to the Rules/Regulations, Outside Appearance Standards, and architectural rules with the updated changes to be presented for approval at the next board meeting, 2nd by Jennifer, motion carried.

Fining procedures were discussed, and it was determined that the fining procedures are in the bylaws and cannot be changed without a vote of the ownership. These will be the procedures followed by the fining committee for future enforcement.

Motion was made by Doty to adjourn the meeting at 5:02 PM, 2nd by Carol, motion carried.

Prepared by Bob Kramer,

CAM, Directors Choice Management
For the Board of Directors