

The Tall Pines Hi Lites

Volume 39, Issue 2 April 2023

Hello Tall Piners!

You will notice throughout this Hi Lites that there are many calls for VOLUNTEERS. Volunteers are a very important part of being able to accomplish many of the things that our community has to offer. Please let one of the board members know, or email tallpinesdawn@gmail.com, if you have an interest in any of the activities that we need help with. If you would like to help but aren't sure where you would like to help, whether it's just for an hour or two here and there, or you would like to help out on a regular basis, we welcome your assistance!

Many of our snowbird neighbors will be heading north again very soon. We have enjoyed having you around over the past several months, wish you safe travels and look forward to your return in the Fall. While it will be quieter in the neighborhood over the next few months, the Board plans to continue to work on the items that were discussed at the last board meeting. Remember that you can always find the Hi Lites online at tallpinesnpr.com when you are away. And there will be Zoom meetings available for any Tall Pines board meetings (3rd Thursday at 7PM ET), the link to which can also be found on the website.

We wish you a Happy Spring!

The Tall Pines Board of Directors

FROM THE TALL PINES BOARD

ELECTRICAL SERVICE Please notify Withlacoche Electric to report streetlight or residential outages. Call 352-567-5133, or to report on line, go to wrec.net and click on "Report a Streetlight Outage" or "Report an Outage". If you are unable to report your outages via these methods, you may call Andrew George of Ameri-Tech, at 727-726-8000 ext. 301.

SPRINKLER SYSTEM PROBLEMS Please email Andrew George of Ameri-Tech with Subject: Sprinkler Problem & Sub-Community. In the e-mail, give your address and the problem. Send to andrewg@ameritechmail.com or call the above number.

TALL PINES DIRECTORY The last Tall Pines Directory was printed in 2019, and is very much out of date! A revised directory would include all the Tall Pines communities. The Board is looking for volunteers to help collect names, phone #s and email addresses, as well as the owner's authorization, in order to be included in the directory update. To volunteer please contact Dawn Horvath at tallpinesdawn@gmail.com.

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Sue Mac Queen
valleywoodsue@gmail.com

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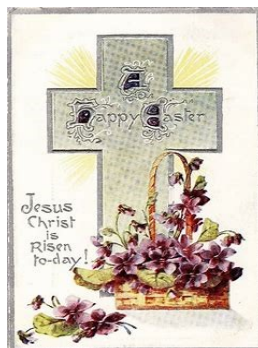
President

Dawn Horvath
tallpinesdawn@gmail.com

Ameri-Tech

Management Co.
Andrew George
727-726-8000 X301

Happy
Easter



Tall Pines Community Association
Monthly Board Meeting

Location: Tall Pines Clubhouse, 10930 Tall Pines Blvd. New Port Richey, FL

Meeting Date: Thursday, March 16, 2023	Meeting Time: 7:00pm
Attendees:	
Dave Antkowiak	Dawn Horvath
Jill Bell	Charles Kriss
Lonnie Buresh	Bob Krobatsch
	Ameritech Rep, Andrew George

Meeting called to Order @7:05PM

Pledge of Allegiance was held.

Roll Call – All board members and property manager listed above present for meeting.

Proof of Notice - Signs were posted at Tall Pines entrances, on email, and at Clubhouse entrance.

Secretary’s Report

Jill made a motion to waive the reading of the February minutes and accept them as posted on Tall Pines website. 2nd by Dave, All in favor, none opposed, motion approved.

Treasurer’s Report -

As a brief summary to the 2022-2023 fiscal year, Lonnie reinforced that despite increased costs associated, especially with irrigation and insurance, Tall Pines is fiscally strong, with over \$400,000.00 currently in reserves. For this fiscal year, Lonnie noticed that the reserve fund total under Liabilities was \$3,334 more than the money in the bank for the reserve funds. This error has existed going back to at least March of last year. An adjustment was made and the reserve fund assets are now in balance with the reserve fund liabilities. Over the last 3 months, Tall Pines has invested a total of \$300,000.00 reserve fund money into 5 FDIC-insured CDs. The weighted average interest rate across all 5 CDs is 4.76%. The maturity dates of the CDs are staggered, which provides penalty-free access to at least \$50,000. every three months.

Property Manager’s Report

Andrew reported that the 6 month maintenance on the A/C units has been completed, with one unit receiving a minor repair. Sprinkler head cleaning and replacement is ongoing. Research is being done on the Brookhaven storm drain issue. The walkway to the gazebo had a rotten plank and was repaired. Also, the cement sidewalk at the clubhouse (tarmac) is fixed and looks nice.

Announcements

Length of meeting - Dawn informed the members in attendance that there is a lot to cover in this meeting, and that it will be lengthy.

Bill Martin submitted his resignation to the board effective 2/18/2023.

Dawn made it a point to thank all former board members for their work for the community.

Guard Shack Repairs are completed. Thank you to Dave, Terry and Jill. Other than donated labor and materials, the only cost incurred to Tall Pines was \$35.00 for a sheet of glass and caulking. Jill also later painted the white portion of the building.

Required Sign for Meeting – Jill found volunteer Richard Moore to manage this, so thank you Richard for accepting this responsibility.

Decubellis Road widening - Pasco County engineer stated road is not funded for construction until FY2025.

Solicitation from tree company - Jill encountered a tree company soliciting for work. Jill informed him there is no soliciting permitted in this community, he stated that he understood and would not do it again. This could mislead a homeowner into thinking they are responsible for a tree, where it may not be theirs to take care of.

Clubhouse rentals – There were 2 party rentals in March, 1 community party, and 1 River Ridge community HOA mtg per month. Additionally, there are two upcoming rentals: 1 party in April, 1 party in May

Old Business

Flooding on Baltusrol - Andrew reported that the County did a cleanout on the opposite side of Decubellis Road issue is resolved, but we will not know how effective drainage will be until we get substantial rainfall.

Garage Sale – This will be held March 25th from 8am-2pm. Signs will be posted by the HOA.

There was a request by Cathy Westerman for the board to consider allowing homeowners to check out the long tables from the Clubhouse. Cathy Westerman volunteered to coordinate this, and also reported that she had arranged for an Amvets truck to be available in the Clubhouse parking lot immediately following the garage sale, from 2:00 to 4:00 PM, for people to bring leftover garage sale items that they would like to donate. Bob made a motion to allow the lending of long tables (no round tables). The motion was seconded by Lonnie. All in favor, none opposed, motion approved

Pressure washing sidewalks - It was reported that all pressure washing that was previously authorized was completed. Some discussion took place regarding further addressing rust stains that exist on sidewalks, but due to concrete degradation from harsh chemicals needed for this process, additional consideration is needed. This will be tabled until the next meeting. Discussion also included concern that pressure washing of sidewalks in general is expensive and the problem recurs often due to the irrigation system. Homeowners who do not wish to wait for the board's decision may have this work performed at their own expense.

Last year, there was a large focus on removal of dead trees and dangerous limbs. The board made the decision to put the focus this year on tree trimming and clean up. The cost last year was approximately \$20,000.00. Jill will accompany Andrew next week to assess current tree trimming needs. Andrew will then gather estimates for the work, which will include raising of the canopy on Baltusrol. Estimates will be presented to the board at a future meeting.

In January, Jill presented an estimate to the board for Valley Wood landscaping. The board requested that she gather three estimates and return to a future meeting. Three estimates were obtained for this, with Florida Elements Landscape Design, LLC being the lowest, at \$3,135.00. Dave made a motion to move forward with this estimate, and Bob seconded. All in favor, none opposed. Motion approved.

Although the board discussion in January clearly stated that the motion regarding putting reserve money into CD's was to both investigate *and* invest, the January minutes did not clearly indicate the word 'and invest'. The minutes were altered to reflect these words and Lonnie made a motion to ratify this clarification. The motion was seconded by Charles. All in favor, none opposed. Motion passed.

Regarding the current investment of Tall Pines reserve funds which was recently made, Lonnie made the following motion, which was seconded by Charles. All in favor, none opposed, motion passed:

When a CD matures, the board will consider the financial needs of Tall Pines as well as the investment opportunities available at that time. The board will subsequently provide direction to the President and Treasurer as to how the money should be allocated**. The President and Treasurer will then allocate the money as directed by the board. At the next board meeting, for transparency, the Treasurer will include details of the allocation in the treasurer's report.

** Note that monies can only be allocated to a reserve fund money market account or re-invested in a 1-year FDIC-insured CD.

Curbing near the front entrance needs repair. One estimate had been gathered, but after some discussion, the board decided to table this issue for now, until after landscaping takes place first to prevent damage to the new curbing.

The work required to insulate and move the irrigation electrical lines along Decubellis was previously approved by the board at an amount up to \$2000. The project had been put on hold to determine when the road widening of Decubellis would occur. Since it is now clear that this won't occur until 2025, a motion was made by Bob to have Alott Irrigation move forward with this project, Charlie seconded. All in favor, none opposed. Motion approved.

New Business

The board is asking for two volunteers to coordinate Clubhouse responsibilities. We would like one person to handle and coordinate rentals, and another person to oversee the Clubhouse building. Currently Jill, Bob and Lonnie are assisting with these responsibilities until volunteers can be onboarded. Dawn asked residents in attendance to contact a board member if they know of any community members willing to perform these tasks.

The top lock to the clubhouse should be rekeyed, and keys made for each of the current board members. The estimate is about \$400.00 to do this. Additionally we need to order more keys for residents for the bottom lock as we are starting to run low on these keys. A motion was made by Jill to move forward with rekeying the top lock for \$400, and ordering 50 new keys at a cost of approximately \$500, as well as either get new keys or change the combination on the locks for the shed, storage room and office. The motion was seconded by Bob. All in favor, none opposed, motion passes.

Soil washout on Brookhaven (Depression/possible Storm Drain or irrigation) – Andrew will check and stay on top of this.

Maintenance – discuss need to replace maintenance employee

Need to compile list of all 'non-irrigation' duties previously managed by Gary – Dawn asked Bob if he and Carl Cassella would get together to compile this list, since they are probably the community members most aware of what those duties consisted of. They agreed, the board tabled this issue until the next meeting.

Discuss what to do with shed full of tools and golf cart if maintenance employee is not hired. Board decided to table this item until a later date.

There was discussion on review of TPCA Documents and potential amendment, as requested by homeowners at the annual meeting. Charlie did research on this item and reviewed all documents. He informed the board that changing of the See pg 4

documents requires approval for two-thirds of community members. However, changing of the by-laws is considerably easier, requiring only 50% +1 of the quorum present. After considerable discussion, it was agreed that if we proceed to move forward with trying to make changes, we will need to do so by September so that the attorney work and other steps could be taken which would allow voting on this item to coincide with the annual meeting and election in February 2024. Tall Pines 'Rules and Regs' should also be reviewed and revised as necessary – Charlie has agreed to do the review and report back to the board.

The Clubhouse roof requires some repair, as do the air conditioner drain lines. Two estimates have been gathered. Out of the 2 estimates that we have so far, the work outlined is not identical but the lower bid was \$1450 not including moving the air conditioner drain lines. The higher bid was \$2225. One additional estimate will be required and will be gathered by Andrew. Additionally, tree branches will need to be trimmed over the Clubhouse roof to prevent mold growth and further damage. To expedite completion of this, Lonnie made a motion to approve up to \$2,300.00 for the repairs, and Bob seconded the motion. All in favor, none opposed. Motion approved. If we get a third estimate before the next board meeting, the board can choose the vendor via email since the expense has already been approved.

A special thank you goes out to Sue MacQueen. She has done a wonderful job in resurrecting the Hi Lites. Also, the board and community are grateful and appreciative of her efforts in doing this. The March issue was published electronically only (via the website).

The board discussed printing costs and delivery. Sue reported that Jerry and Rosemary have offered to coordinate delivery volunteers, however we will need at least 10 volunteers to deliver the newsletters. Lonnie reported there is a line item in the budget to account for the cost of the newsletter. Some printing costs can be offset by advertising. Bob will work to see what advertising he can sell, costs for ads will remain the same as in the past. The board agreed that all printing should be in black and white only. Some advertisers prefer their ads be in color, so Bob will discuss this with the vendors who purchase advertising. Andrew pointed out that the ads will also be on the community website in color.

It was also requested that the next directory be in a larger font than the last one,

The HOA president of The Woods reached out via a resident of Hunt Ridge to request that Tall Pines unlock the lock on the gate at the emergency throughway between "The Woods" and "Hunt Ridge". No one knows for sure who put the new gate there and it appears to have to been done within the last few years. Dawn said she will make calls to get more information and we will discuss at the next meeting. This may be something the Hunt Ridge board will need to handle, depending on what information we learn.

Bob gave an update on the Clubhouse Sound System. The installer met with Bob and Jill at the Clubhouse on 2/28. The sound system repairs have been made, at a cost of approximately \$1,000.00, everything is in good working order again. The last Community Directory was printed in 2019. Dawn asked if we are interested in creating an updated version. After some discussion, and some input from Dennis Babe, who created the last directory, Dawn asked for a show of hands of members present to determine how many would like to see a new directory printed. There was considerable interest from those present.

The directory is also a driver for collecting emails for email blast (currently at ~ 60%). It was decided to have Sue put a request in the next HiLites for volunteers from each HOA to assist with this. It was also decided that since many will be heading north, we will table this until early Fall when "snowbird" residents return.

Dawn asked about well status since irrigation contract does not cover wells. The community has 13 wells in total. Andrew reported that we have 3 new pumps, no current problems with others. He pointed out that several wells or pumps are not on Tall Pines property. Dawn/Jill will attempt to talk to the new golf course owner about this to affirm continued cooperation.

Andrew suggested that Lonnie could approve incoming vendor payments within the Ameritech system, but Lonnie prefers not to take on that additional responsibility. Andrew said as long as bills come in for things that the board has approved, the bills will be paid. If bills come in that he is unaware of, or that have not been previously approved, he will email the board.

Dawn suggested the board consider installing a garbage disposal in the Clubhouse kitchen sink, as the drain plugs easily and if someone renting the Clubhouse pours undesirable items down the drain it could cost us a significant plumber bill.

Andrew will get estimates from plumbers and present at a future meeting.

The computer in the clubhouse library is no longer functional. Jill offered to donate her Acer Chromebook, and Dawn offered to donate a laptop lock. A printer and ink need to be investigated.

Committee Updates:

Men's Club – Bob talked about the St. Patrick's Day party planned for Saturday, March 18th. The April Men's Club meeting will determine any additional parties planned before summer break. Bob also indicated that the April meeting may be a free breakfast for anyone that wants to attend, in hopes of increasing Men's Club membership. Bob also reported that Men's Club recently has made donations to the following organizations: Tunnel For Towers (\$200.00), Veterans Of Foreign Wars (\$200.00), and Knitters For Charity (\$75.00).

See page 5

Walk on Topics from Board Members - none

Resident Comments or Concerns (3-minute limit) –

Several homeowners brought up issues with trees, and they were advised to email Andrew regarding this. A list will help to identify which trees need addressing, who is responsible for addressing the tree(s) in question, and in containing cost when getting estimates for dealing with multiple tree issues at the same time. Andrew reported that combining required work saves the association considerable costs as compared to performing work one tree at a time.

Another homeowner revisited the rust problem on sidewalks, and she will receive information on a vendor to contact.

Another homeowner suggested that we combine the maintenance duties with the clubhouse manager’s duties, as part of a paid position.

Another homeowner asked who to contact to address street light outages, and this information was given (Withlacoochee Electric has a reporting tool).

On Zoom, homeowner Liz Antkowiak expressed appreciation for the large amount of work and issues that the current board has already addressed in a short period of time. She also made a point to especially thank Bob Krobatsch for his long-term service to the board and the community. Several other previous board members were also named in remembrance of their contributions to Tall Pines, including a reminder that without Bud, we would not have Dawn.

Next Meeting Date: Thursday, April 20th at 7 P.M.

Adjournment – Motion to adjourn was made by Lonnie, seconded by Dave, All in favor, none opposed, motion approved @ 8:50 P.M.

Submitted by Dave Antikowiak, Secretary

<p>HUNT RIDGE HOMEOWNERS’ ASSOCIATION</p> <p>BOARD MEETING MINUTES</p> <p>March 20, 2023</p> <p>Call to Order</p> <p>The board meeting was called to order at 7:04pm by Nick Vavoulis - President. Board members present: Anne McQuade, Carl Cassella, Susan Gavin, Bob Krobatsch, Sam Guiliano, Lonnie Buresh - a quorum was established. Also present Andrew George, Property Manager from Ameri-Tech</p> <p>The Meeting notice was posted at the Tall Pines Clubhouse and on signs throughout the Community</p> <p>Approve Minutes – Previous Board Meeting</p> <p>A motion to waive the reading of the minutes from the last meeting and approve, as posted on the website, was made by Carl, seconded by Lonnie; motion carried.</p> <p>Treasurer’s Report</p> <p>Total Operating Account & Reserves: \$34,743; YTD income: \$235,462; YTD expenses: \$224,935; YTD surplus: \$10,528; Accounts Receivable: \$5,039</p> <p>See pg 6</p>
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New Business

☑ Collection Process review and discussion – revised process as follows:

- o First late letter sent on the 21st of each month
- o Thirty days later second late letter sent certified/registered
- o Thirty days later prelien letter sent by association attorney
- o Forty-five days later account liened by association attorney

☑ The Woods/Hunt Ridge gate – discussion as to whether the gate should be unlocked for emergencies. It was decided to leave the gate as is.

☑ Ameri-Tech and ALOTT will be identifying all trees requiring trimming or removal prior to hurricane season. Homeowners will be notified if the tree(s) identified are the responsibility of the homeowner.

Next Meeting Date

The next meeting is scheduled for Monday, April 17, 2022, at 7 PM, Tall Pines Clubhouse.

Adjournment

A motion was made by Susan to adjourn the meeting at 7:52 PM; seconded by Lonnie; motion carried.

Submitted by Susan Gavin, Secretary

HUNT RIDGE HOMEOWNERS ASSOCIATION

MINUTES

February 20, 2023

ANNUAL MEETING

Call to Order – Proof of Notice – Establishment of Quorum

The Hunt Ridge Homeowners Association Annual Meeting was called to order at 7:24 pm by Susan Gavin at the Tall Pines Clubhouse. Andrew George, LCAM, Ameri-Tech Community Management was appointed as Chairperson of the Meeting. Proof of notice was provided via mailing to all homeowner members. A quorum was not established as verified by Andrew George. It fell short of the required number of proxies (46) by eight.

A couple of meeting attendees volunteered to canvas the neighborhood in pursuit of additional proxies. The meeting was paused at 7:40 pm.

New Business

The meeting was resumed at 8:10 pm with additional proxies collected establishing a quorum.

The reading of the minutes of the last members' meeting was waived.

Nominations – Election of Board Members.

There were three openings and five nominations – three by mailed-in Notice of Intent and two additional nominations from the floor. The Nominees were Nick Vavoulis, Anne McQuade, Lonnie Buresh, Marty Giles and Staffan Linnersten. Once the nominations were closed, the candidates introduced themselves to the community members.

The casting of ballots commenced. The ballots were counted by community members who were not board members, nominees or relatives of nominees and the results were certified by Andrew George. The new board members were seated as follows:

Nick Vavoulis, Anne McQuade and Lonnie Buresh.

Adjournment

The meeting was adjourned at 8:40 pm. The motion was made by Sam Guiliano, seconded by Susan Gavin, and carried by majority.

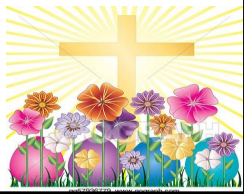
Submitted by Susan Gavin, Secretary

THOUGHTS & PRAYERS go out to:

Lynda Leonard & Jean Kordewick

Please contact Sue Mac Queen to add someone to our list.

valleywoodsue@gmail.com



THE HI LITES The 2023-2024 Tall Pines Board has voted to restart home delivery of the Hi Lites newsletter at their March meeting. Sue Mac Queen will resume editing. Thank you to Jerry and Rosemary Jaskierny who, once again, have volunteered to pick up the Hi Lites and transfer them to the delivery team members.

Please call Jerry at 727-807-3513 to volunteer for delivering! This will be once a month, excluding those months that do not have HOA minutes to report.

THE HI LITES IS BACK!

PLEASE HELP US GET IT DELIVERED!!

MENS CLUB.....HONORABLE MENTION!

The Men's Club made donations to three charities in March...The VFW, Knitters for Charity, and Tunnels to Towers.

TALL PINES MEN! ... Come to a meeting on the first Thursday of the month & see what we are all about! Free Breakfast at this month's meeting on 4/6/23!

CLUBHOUSE RENTAL

The Clubhouse is available for owners to rent for events such as:

Christmas & New Years Parties

Retirement Parties

Meetings

Birthdays

Weddings

Life Celebrations

Showers

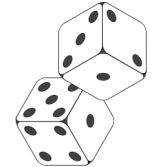
For information this month, contact Bob Krobatsch at 727-267-4604. Pricing & Rules can be obtained on our website www.tallpinesnpr.com

BUNKO NEWS

Bunko will be held on April 14th at **6:30!!** Maureen Johnson & Peggy Krobatsch will be our hosts.

There is a small fee of \$3 per person, which goes toward cash prizes.

Also please bring a small snack to share at breaktimes.



MARCH \$\$\$ WINNERS!

MOST BUNKOS: Sandy Brenner & Kathy Ganfield

MOST WINS: Cathy Westerman

MOST LOSSES: Marilyn Griffis

WELCOME COMMITTEE

Ruxton Village - **Volunteer needed**

Ruxton II - **Volunteer needed**

Valley Wood - Susan Johnson (334) 355-0036

Hunt Ridge - Brookhaven - **Volunteer needed**

Hunt Ridge West - **Volunteer needed**

SUNSHINE COMMITTEE

Ruxton Village - **Volunteer needed**

Ruxton II - **Volunteer needed**

Valley Wood - Sue Mac Queen

valleywoodsue@gmail.com

Hunt Ridge - Brookhaven - **Volunteer needed**

Hunt Ridge - West - **Volunteer needed**

Please Contact Sue Mac Queen to volunteer on a committee! Send a Get Well card! Welcome a new owner to your neighborhood!

Valley Wood Homeowners Association

Date: Tuesday March 21, 2023 Time: 7:00 PM

Location: Tall Pines Clubhouse

Meeting Agenda:

1. Meeting called to order at 7:03 PM by Jill Bell - President.
2. Board members present: Jill Bell, Dennis Babe, Betty Mayeux, Diane Zenchuk, Marian Pope, Richard Bremer, Parklane Management. Absent: Cathy Westerman
3. A quorum was reached
4. Attendance counts: 11 in person, 1 via Zoom
5. Proof of Notice by email & posted on Tall Pines Property
6. Pledge of Allegiance

Secretary Report - Betty

Betty Mayeux made a motion to waive the reading of the previous minutes and accept them as recorded on the Tall Pines website, 2nd by Jill, all are in favor, motion carried

Treasurer Report - Dennis

February was the end of our fiscal year 2022.

1. When looking at the actual amounts compared to the budgeted amounts, we have a surplus of \$4,353 for the year.
2. This surplus is mostly due to over budgeting for our lawn care expense, of which we have adjusted in the 2023 budget.
3. We also had an income offset by one owner's lack of payments but since the first of January has been making restitution payments along with the monthly dues.

February Treasurer's report:

- Monthly Income \$16,186; Expenses \$14,647; Net \$1,539
- The surplus is primarily due to the February lawn treatment yet to be billed in March.
- YTD Income \$193,539; Expenses \$189,186; Net \$4,353
- Operating Account \$49,916; Account Receivables \$3,487
- Reserves: Roof \$139,157; Paint \$50,712; General \$113,662; Total Reserve \$303,531
- Total Operating & Reserve Funds \$353,446

Committees:

1. **Architectural:** Nothing
2. **Maintenance:** Carport gutters and house gutter annual cleaning started on Monday. Also, getting 3 quotes on replacing fascia on carports with downspouts.
3. **Fines:** Nothing
4. **Welcome:** Nothing

See pg 9

Old Business

- 1. Still looking for carport work quotes. Jill and Richard Moore are getting 3 quotes
- 2. Common area work approved by Tall Pines on Millriver, Bayhill Ct. and Chenequa Ct. Work started on March 20th.

New Business

- 1. Does anyone want to look at our Amendments and Bylaws, possibly a committee, to see if we should make any changes? The cost is approximately \$3000. This topic was brought up at the Tall Pines meeting. We will try to get a committee of 3 to review documents and bylaws. We will put any pending changes on the next annual meeting mailer for residents to vote on. Check Florida Statutes
- 2. Saturday March 25th is Community garage sale 8 am to 2 pm. Contact Cathy Westerman for a table and there will be an Amvets truck at the clubhouse for donations.
- 3. Marian will start keeping a log of meeting attendees in person and on zoom.
- 4. Diane gave a report on outstanding issues on our list. Board members will be going around to see if maintenance needs to be done to your property. So this is a good time to get things cleaned up. They will put a note on your door. If you have questions or issues please contact Diane Zenchuk

Open Forum

- 1. Siding needs fixing on corner of Muttontown & Oakmont, Irwin house. Jerry Jaskierny said he will fix.
- 2. ARC rules are no plantings should be over 7', please trim any plants or trees. If you see Greenthumb ask them to trim it.
- 3. Resident complained about paint worn off her villa. We will check into paint touch up.
- 4. The board clarified what is the homeowner's responsibility and the HOA's responsibility as far as painting, roofs, carports, etc. The HOA is responsible for painting outside of villas, carport washing, gutter cleaning, lawns, trash, recycling, replacing roofs at end of life but not due to storm damage and more.
- 5. The HiLites will be delivered to all of the Tall Pines Community by volunteers. If you would like to volunteer for delivery contact Rosemary Jaskierny.

Next Meeting: April 18, 2023 7 PM at Tall Pines Clubhouse

Motion to adjourn by Jill, 2nd by Diane, all are in favor, motion carried

Adjournment time 7:42 PM

Submitted by Betty Mayeux, Secretary



DO YOU KNOW OF A GREAT BUSINESS TO SHARE WITH THE COMMUNITY?

**CALL BOB KROBATSCH AT
727-267-4604**

Please Save This!

Holiday Schedule

New Years Day

Closed, Collection Delayed
Today Only, Normal Schedule Rest
Of The Week

Martin Luther King Day

Open, Normal Collection
Schedule

Presidents Day

open, normal collection
schedule

Memorial Day

Office Closed, Normal Collection
Schedule

Juneteenth

open, normal collection
schedule

Independence Day

Office Closed, Normal Collection
Schedule

Labor Day

Office Closed, Normal Collection
Schedule

Veterans Day

Open, Normal Collection
Schedule

Thanksgiving Day

Closed, Collection Delayed
Today Only, Normal Schedule Rest
Of The Week

Christmas Eve

Closed, Collection Delayed
Today Only, Normal Schedule Rest
Of The Week

Christmas Day


Closed, Collection Delayed
Today Only, Normal Schedule Rest
Of The Week

New Years Eve

Closed, Collection Delayed
Today Only, Normal Schedule Rest
Of The Week

Trash Pick-up Mondays
and Thursdays

Recycle Pick-up on
Wednesdays

 **WASTE CONNECTIONS OF FLORIDA -
PASCO WEST**

PLEASE, NO SPEEDING!!

Keep our streets SAFE!

**SPEED
LIMIT
20
MPH**

PLEASE DO NOT
THROW YOUR
**CIGARETTE
BUTTS** ON THE
ROADS OR THE
GRASS!

Thank you.

RUXTON II Budget MEETING

2/7/23 TALL PINES CLUBHOUSE 7 PM.

Meeting called to order at 7:04 pm.

Board members in attendance, Gary Smyth, Donna Hoey and Gary Anderson. Beverley Dierking and Charles Kriss excused.

Quorum of Board established, proof of notice by mailing, posted notice and signage.

Vote to waive Fully funding reserves, unanimous.

Vote to roll over excess fund to 2023/24 budget, unanimous.

Annual budget discussed some line items and roof reserve.

Board approval of 2023/24 annual budget, unanimous.

Motion to adjourn by Dave 2nd by Gary, unanimous. Adjourned 7.09 pm.

Submitted by Andrew George of Ameri-Tech

**RUXTON II ANNUAL MEETING
2/7/23 TALL PINES CLUBHOUSE 7 PM.**

Meeting called to order at 7:10pm

Board members present were Donna Hoey, David Smyth, Gary Anderson. Excused Beverley Dierking and Charles Kriss. Andrew George appointed as chair for the annual meeting.

Proof of notice by mailing, posting and signage.

Certifying of proxies and established quorum of 16 in person and by proxy.

Motion to waive the reading of the last annual meeting minutes by Dave 2nd by Gary, unanimously passed.

No nominations from the floor and the 2 exiting directors agreed to return, no election process necessary.

Unanimous for positions to remain the same.

Motion to adjourn by Gary, 2nd by David, unanimous, adjourned at 7.20pm

Submitted by Andrew George, of Ameri-Tech

**RUXTON II BOARD OF DIRECTORS MEETING
2/7/23 TALL PINES CLUBHOUSE 7 PM**

Meeting called to order at 7:15 p.m.

Board members attending: Donna Hoey, President, Gary Anderson, Vice President, David Smyth. Treasurer Beverly Dierking, Secretary and Charles Kriss, Director excused.

Proof of notice by signage and posting

Quorum established.

Motion to waive the reading of the last meeting minutes and accept as posted by David and 2nd by Gary, unanimous.

OLD BUSINESS.

Driveway expansions finished and now in compliance.

The boundary hedges/bushes have been fertilized by Green Thumb and they will not trim for a few months to help growth.

No updates from Attorney on delinquent account, still waiting on process.

Phone book to be updated and information sent to Donna Hoey.

C.D.s discussed and will be investigated more by Gary and David, with information from Raymond James on interest rates for 6 and 12 month deposits.

Letter to be sent to the 4 owners that have the plumbing issues, now the tree has been removed.

NEW BUSINESS

Possible expansion of Decubellis gathering pace as surveyors have been marking drainage and wires under the road, stakes along the boundary hedge. County would be responsible for sound proofing.

Motion to adjourn at 7:45pm, from David, 2nd by Gary, unanimous.

Submitted by Andrew George of Ameri-Tech




APRIL 2023



Sunday Monday Tuesday Wednesday Thursday Friday Saturday

Ruxton Village -
Next Meeting is
May 10th.

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2	3	4 Ruxton II HOA meets at 7 pm	5	6 Men's Club Meets at 8am Free Breakfast at this meeting!	7	8
9  <i>Easter</i> <i>Sunday</i>	10	11	12	13	14 BUNKO 6:30 pm! 	15
16 Greek Orthodox Easter	17 Hunt Ridge HOA Meets 7 pm	18 Valley Wood HOA Meets 7pm TAXES DUE	19	20 Tall Pines HOA Meets 7pm	21	22 Earth Day 
23 <hr/> 30	24	25 Hi Lites Deadline	26	27	28	29