

The Tall Pines Hi Lites

Volume 39, Issue 1 March 2023

Hello Tall Pines!

Thank you for attending or sending your proxy for our 2023 Annual Meeting! We have a new Board of Directors. The election of those who submitted Intent to Run Forms, and the Board's Annual Election for Officer Positions, since the meeting has resulted in:

The 2023-2024 Tall Pines Board of Directors

Dawn Horvath - President Jill Bell - Vice President
Lonnie Buresh - Treasurer Dave Antkowiak - Secretary
Directors - Bob Krobatsch, Charlie Kriss

The new board is excited to be working together for the good of the community. The board has made the determination that monthly meetings will be held on the third Thursday of each month at 7:00 P.M., excluding December.

We invite you to join us to learn about what is occurring in the community and what types of projects are being worked on. At the end of each meeting, homeowners are given a chance to make comments or ask questions. We look forward to seeing you!

Happy St. Patrick's Day!! 

The Men's Club is holding a St. Patty's Day Party on March 18th at 5 pm. Tickets* are \$20 per person & include a Corned Beef Dinner, Beverages, Desserts, and Music by Al March. For tickets, call Bob Krobatsch (727) 267-4604 or Jill Bell at (518) 725 - 6407.

*If you have not gotten a refund for the Doo Wop Party, you owe only \$2. Ticket deadline is March 13.

DIRECTORY

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President
Dawn Horvath
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Ameri-Tech
Management Co.
Andrew George
727-726-8000

Tall Pines Community Association

Annual Meeting at Tall Pines Clubhouse

Thursday, February, 2023 at 7PM

Editor Note: Meeting date was 2/16/2023

Meeting called to order by Paula Morin @ 8.15 p.m.

Pledge of Allegiance was observed

Roll Call of the TPCA Board of Directors:

Present: Bill Martin, Bob Krobatsch, David Antkowiak, Donna Hoey, June Stanislaw, Lonnie Buresh, Mark Lennon, Dawn Horvath and Paula Morin. Ameri-Tech HOA Rep. Andrew George was also in attendance.

Chairperson:

Andrew George was appointed chairperson for the meeting.

Proof of Notice:

Proof of notice was made Proxies and those in attendance numbered 109 proxies and 61 in attendance, quorum established.

Previous Minutes:

Motion to waive the reading of the minutes from the last annual meeting and accept as posted by David and seconded by Bill Martin. Unanimous.

Intent to Run for Board of Directors:

call for candidates from the floor was made which added one to the list. Each candidate was given an opportunity to introduce themselves to the attendees so that they knew who they were. No other nominations were received.

A

Dawn Horvath, Jill Bell, Donna Hoey, June Stanislaw, Charles Kriss, Connie Rupp, Bettie Mayuex and Sherri Walker were the candidates for election.

Ballot Collection and Counting:

Four individuals were appointed to assist in the counting of the ballots, overseen by Keith Phillips and Janice Sofia of Ameritech.

New Business, Open Floor for questions to the existing Board:

- Questions raised about the finances of the association were answered by the Treasurer with a recap of the balances of the reserves.
- A question was asked about the cost of the clubhouse, information available from last few meetings, \$2.80 per unit per month, approx. \$10k per year with rental income off setting a lot of that.
- * Residents asked about the ownership and resident status of board members. The documents allow non-owners to be Board members, this was initially because of the developer of Tall Pines but has never been removed from the documents. Any alterations to the documents require a two-thirds approval from the membership.

Ballot results: Appointed to the Board; Charles Kriss, Jill Bell and Dawn Horvath.

Meeting Adjourned: Meeting was adjourned at 8:50 p.m. Submitted by Andrew George of Ameri-Tech

**Tall Pines Community Association
Board of Directors Organizational Meeting
Tall Pines Clubhouse, February 16, 2023**

Meeting called to order at 9.00 p.m. Andrew George, chairperson.

Mark Lennon and Paula Morin resigned from the Board of Directors.

Appointed Officer positions are as follows:

President: Dawn Horvath

Vice President: Jill Bell

Treasurer: Lonnie Buresh

Secretary: David Antkowiak

Directors: Charles Kriss, Bill Martin and Bob Krobatsch.

Meeting adjourned at 9:20 P.M.

Bob Zelenka resigned as Clubhouse Manager

GUARD SHACK REPAIRS

Andrew George of Ameritech, presented a partial estimate of repairs that are needed on the Guard Shack, at the January HOA Meeting.

Over the February 25-26th weekend, Jill and Terry Bell, and Dave Antkowiak went over to see what they could repair. They replaced some plywood damaged by termites, and fixed some shingles. This certainly saved the Association a good amount of money. They went back and replaced the window, did the caulking and Dave was going to paint yesterday. The only remaining thing is to check on the gutters to ensure they are attached properly.



Jill sends out a BIG THANK YOU to her husband Terry, and Dave, "who was brave enough to go up on the roof and fix some shingles." And, Jill, the Board and Community are also in on that BIG THANK YOU to include you as well.

Valley Wood Homeowners Association

Annual Meeting

Date: Tuesday February 21, 2023

Time: 7:00 PM

Location: Tall Pines Clubhouse

Annual Meeting Agenda:

1. Meeting called to order at 7:03 PM by Jill Bell-President.
2. Board members: X Jill Bell, X Cathy Westerman, X Dennis Babe, X Lynda Leonard, X Diane Zenchuk, X Marian Pope, X Richard Bremer, Parklane Management
3. A quorum was reached by board members, proxies received and members present
4. Proof of Notice of Meeting by Mail to every homeowner, email & posted on Tall Pines Property
5. Pledge of Allegiance
6. Lynda Leonard made a motion to waive the reading of the minutes from the 2022 Valley Wood annual meeting, 2nd by Diane, all in favor, motion carried

Any new board appointments: Elizabeth (Betty) Mayeux volunteered for the board, Motion by Jill, 2nd by Cathy, All in favor, motion carried

Valley Wood accomplishments for the past year:

1. Carports and gutter washing was done in the Spring
2. Hurricane preparation was successfully done
3. Notifications that were sent to homeowners regarding property maintenance that needed to be done. I am happy to say about 99% comply within 10 days
4. We had approximately 5 roof leaks this year, they were flashing issues
5. Dennis Babe spoke on getting a roof mitigation inspection done to save on insurance costs by contacting your insurance agent for direction.
6. Dennis Babe spoke on investing reserves in a CD and shared that the almost \$300,000 of a reserve amount is only earning about \$2.50 in monthly interest. This topic was continued in the monthly meeting, with more particulars.
7. Dennis Babe spoke on
 - a. The Prepaid Owners Report - This is a report of owners who prepay their monthly fees prior to the 1st of the month due date or accidentally overpaid. He cleaned-up this report by getting money returned to owners who overpaid their HOA dues, almost \$1,800 in total.
 - b. The Aged Owners Report - This report is of owners who are late in making their payment and/or continue to carry a balance due to the HOA. With the exception of a few, these are just late payments that get processed and do not carry an ongoing balance. Of the few who do carry a balance, one is in the process of restitution payments. The others are too small of an amount that warrant legal action. This is not an impact on Valley Wood financials
 - c. By using ACH Auto Pay with Truist this would eliminate late payments, overpayments, etc. and you will not show-up on either of these reports. If you would like assistance in enrolling in the Truist ACH Autopay then please contact Dennis, 262-786-1076 or vwdennis@wi.rr.com

Motion to adjourn the Valley Wood Annual Meeting by Jill, 2nd by Cathy, all in favor, motion carried
Adjournment time 7:17 PM

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Organizational Meeting of the Board – Following the annual meeting Appoint board positions

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Valley Wood Monthly HOA meeting

Time: Immediately following the Valley Wood Annual Meeting

1. Call to order at 7:23 PM by Jill Bell
2. Roll call: announcement of the board positions: Jill Bell-President, Cathy Westerman-Vice President, Dennis Babe-Treasurer, Betty Mayeux-Secretary, Directors: Lynda Leonard, Diane Zenchuk, Marian Pope

Valley Wood, cont

3. Proof of notice: Posted on Tall Pines website, email and posted on site

4. Quorum reached

5. No pledge of allegiance as it was done at the annual meeting.

Secretary Report Jill made a motion to waive the reading of last month's minutes and accept them as published on Tall Pines website, 2nd by Cathy, all in favor, motion carried

Treasurer's Report

- Monthly Income \$16,871; Expenses \$18,616; Net -\$1,745
- The deficit is primarily due to the insurance premium and the way it is budgeted as a single monthly amount
- YTD Income \$177,353; Expenses \$174,539; Net \$2,814
- Operating Account \$45,712; Account Receivables \$3,472
- Reserves: Roof \$136,988; Paint \$50,062; General \$112,143; Total Reserve \$299,192
- Total Operating & Reserve Funds \$344,904

Committees:

- **ARC-** approval on LaQuinta to replace and paint exterior wood
- **Maintenance-** Is it more cost effective to paint carport soffits or replace them. Jill is coordinating information with Tom Schmitt
- **Fines-** Nothing
- **Welcome-** No new residents. 1 sale pending on LaQuinta, possibly 1 more villa will be for sale

Old Business

1. January 2020 motion reversal. Dennis made a motion to reverse the January 2020 motion that discontinued payment of the Tall Pines dues because of delinquent dues owed by villa owners and to pay Tall Pines for the adjustments that have already been made in January and February 2023, 2nd by Jill, all in favor, motion carried.

Due to only having one in the past year that lasted more than 30 days, the board voted to reverse this and pay Tall Pines the full HOA amount monthly. The administrative costs on Parklane and Tall Pines was not worth the payment adjustments, as well as there is no adverse impact to our budget and/or financials.

New Business

1. The board approved transferring \$250,000 of reserve money into a CD. Dennis explained the benefits of this. The interest money will go into the general reserves.

2. Article IV, Section 1, amendment. Discussion with board and owners as we would like to make amendment that you must be an owner to serve on the HOA board. We need volunteers to review our By-Laws and Covenants to see what else we would want to update or change. Rico from Parklane recommended checking Florida Statutes also. Then this could be voted on at the next annual meeting. We would need 51% of community vote to pass.

See next page

Valley Wood, cont.

3. Shoutout to the Bayhill Ct. residents. There was a water leak and they cleaned the street. So thank you for the great teamwork.

4. Common area cleanup and new plants. Jill submitted 3 quotes to Tall Pines for approval for the work.

Open Forum

1. Marian Pope spoke on the Mat Makers group. Flyers were available to anyone interested.

2. Linda Gray spoke on the increase in homeowners' insurance. Insurance prices have become exorbitant for homeowners. Betty Mayeux said she may have some insurance companies to check with.

Next Meeting: March 21, 2023, 7 PM at Tall Pines Clubhouse

Motion to adjourn by Jill, 2nd by Dennis, all in favor, motion carried. Adjournment time 7:47 PM

Respectfully submitted by Betty Mayeux, Secretary

WASTE CONNECTIONS HOLIDAY SCHEDULE 2023

<p>Holiday Schedule</p> <p>New Years Day Closed, Collection Delayed Today Only, Normal Schedule Rest Of The Week</p> <p>Martin Luther King Day Open, Normal Collection Schedule</p> <p>Presidents Day open, normal collection schedule</p> <p>Memorial Day Office Closed, Normal Collection Schedule</p> <p>Juneteenth open, normal collection schedule</p> <p>Independence Day Office Closed, Normal Collection Schedule</p> <p>Labor Day Office Closed, Normal Collection Schedule</p>	<p>Veterans Day Open, Normal Collection Schedule</p> <p>Thanksgiving Day Closed, Collection Delayed Today Only, Normal Schedule Rest Of The Week</p> <p>Christmas Eve Closed, Collection Delayed Today Only, Normal Schedule Rest Of The Week</p> <p>Christmas Day Closed, Collection Delayed Today Only, Normal Schedule Rest Of The Week</p> <p>New Years Eve Closed, Collection Delayed Today Only, Normal Schedule Rest Of The Week</p> <p>WASTE CONNECTIONS OF FLORIDA - PASCO WEST</p>	<p>please</p> <p>S</p> <p>A</p> <p>V</p> <p>E</p> <p>T</p> <p>H</p> <p>I</p> <p>S</p>
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THOUGHTS & PRAYERS go out to:

Carl Cassella
Lynda Leonard
Ray Mac Queen

Please contact Sue Mac Queen if
you know of someone to add to
our list. valleywoodsue@gmail.com



BUNCO NEWS

Bunco will resume on March 10th at 6 pm. Maureen Johnson & Peggy Krobatsch will be our hosts.

The game will start at 6 pm at the Clubhouse. There is a small fee of \$3 per person, which goes toward cash prizes.

Also please bring a small snack to share at breaktimes.

THE HI LITES

The 2023–2024 Tall Pines Board is expected to vote 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 contact Jerry at 727–807–3513 to volunteer for delivering. This will be once a month, excluding December.**

MENS CLUB

The Doo Wop party was unexpectedly cancelled. If you would like a refund, call Bob Krobatsch at 727–267–4604. If not, you will be able to use your ticket, plus \$2, for the Corned Beef Dinner/St. Patty's Day party on 3/18.

To ALL our Tall Pines MEN... come to a meeting & see what we are all about!

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. Prices & Rules can be obtained on our website www.tallpinesnpr.com

WELCOME COMMITTEE

Ruxton Village -

Ruxton II -

Valley Wood – Susan Johnson (334) 355-0036

Hunt Ridge – Brookhaven -

Hunt Ridge West -

SUNSHINE COMMITTEE

Ruxton Village -

Ruxton II -

Valley Wood - Sue Mac Queen

valleywoodsue@gmail.com

Hunt Ridge - Brookhaven -

Hunt Ridge - West—

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

Ruxton Village Homeowners Assn, Inc Annual Meeting Minutes of Board of Directors

Wednesday, February 15, 2023 Clubhouse, 10930 Tall Pines Blvd, New Port Richey, FL 34654

Call to Order: Dawn Horvath, President at 7:05PM

Board Members Present: Betty Ditzenberger, VP; Dana Ringewald, Secy; Bill Martin, Treas; Maureen Johnson, Director. A quorum was reached.

Members Present: Mike Karafantis, Paula Morin, Timothy Towasnicki The required quorum of Members either present or by proxy was reached for the Annual Meeting.

Also Present: John Lamont, Parklane Real Estate Services

Proof of Notice: Notice, agenda and proxy forms with the proposed Lease Amendment were mailed to owners 30 days prior as required. Sign was posted 48 hrs prior at Tall Pines entrance as required, as well as posted on the Clubhouse Bulletin Board and on the Tall Pines Community Assn website

Secretary Report: Bill moved to approve and waive reading of last year's Annual Meeting minutes of Feb 23, 2022, seconded by Betty, all in favor.

Treasurer Report: As of Jan 31, Bill reported \$140,400 in assets on hand including \$33,000 in the operating account, \$80,466 roofing reserves and \$26,611 painting reserves. Balance sheet is plus \$152.

Maureen moved to approve the report, seconded by Dana, all in favor.

Old Business: Budget for fiscal year 2023-2024 was adopted at the Feb 9, 2023 budget meeting. There were increases for landscaping, fertilizer spraying, waste hauling due to increases in gasoline, materials and wages, as well as an increased contribution to Tall Pines Master Assn. Bill and Dawn taking into account the necessary increases, determined that the Members' monthly will increase to \$180 as of March 1.

—Dawn pointed out that waste hauling was overestimated on the earlier proposed budget submitted by Parklane. As a result, the line item was reduced based on the current charge per household for the same service as before.

—Dawn reviewed the two reserve accounts. Last painting was done in 2016 with reserves currently at \$26,611. Last roofing was done over a period of years beginning in 2011 and concluding when the last of the six buildings was completed. The roofing reserves are currently \$80,466. It is anticipated that the first building will be reroofed in 2026 at a preliminary estimated cost of \$30,000 with the additional five buildings reroofed in succeeding years in same rotating order as before. Paula is seeking a current cost estimate from a roofing company to compare with the roofing reserve. Meanwhile, one half of the usual allotment for painting will be assigned to roofing reserves. Therefore, some \$1,200 will go toward painting for the 2023 fiscal year while \$12,732 will be allotted for roofing reserves.

New Business: The recently appointed Board Members, Dawn Horvath, Betty Ditzenberger and Maureen Johnson all filed Intent to Run forms for the 2023 fiscal year. No additional Intent to Run forms were received, therefore there was no need for an election. They will each serve three-year terms. Dana and Bill appointed in 2022 are serving the second year of three-year terms. Their positions will be up for election in 2025.

Bill and Dawn recommended that roofing and painting reserve funds should be invested in interest-bearing, laddered CD accounts which had not been done in the past. The total sum is expected to earn approximately \$4,000 at 4% current rate. The additional income will be added to the reserves. Operating expenses for four months, currently \$4,652/ month, will remain on hand. They proposed investing the currently designated reserves. Dana moved that Bill and Dawn be granted permission, on behalf of the Board, to research the best rate CD's and invest up to \$120,000 laddered. Maureen seconded, all in favor.

Lease Amendment: John for Parklane managed the sign-in sheet, the votes and returned proxies. He reported 10 'YES' votes and 9 'NO' votes. Five owners did not vote or return proxies. To be adopted, 66% or 16 of the 24 unit owners

Ruxton Village, cont.

were needed to approve. The Lease Amendment failed in its revised form, which included one year ownership after purchase prior to renting and 6- month minimum leases, as well as tenant vetting. Paula questioned having an additional 90 days to recess the matter. The Board did not grant a 90-day recess since irregardless of the 5 not voting, a total of 16 could not be achieved. Dawn pointed out that this was the third try at passing an amendment for leasing at a cost of some \$3,000 in total legal fees. In the opinion of the Board, the leasing matter is now settled.

Next Meeting: Board of Directors Meeting on Wednesday, May 10, 2023 at 7PM at Tall Pines Clubhouse. The following meeting will be tentatively set for early August.

Adjournment: Bill moved to adjourn at 7:50PM, Maureen seconded, all in favor.

Organizational Meeting: The five Directors will retain their current positions.

Respectfully submitted, Dana M. Ringewald Secretary

Tall Pines VOLUNTEERS NEEDED:

Do you have a special talent that you would like to share with your community? We are looking to create a list of volunteers. You can volunteer as much or as little as you would like. You can help out occasionally with small things for an hour here and there, or you can volunteer for something on a regular basis. Please reach out to any board member and let us know if you are interested in helping and how much of a time commitment you are interested in volunteering. One of the reasons we have been able to keep our monthly dues low is because of all of the residents who are constantly pitching in to help in so many areas.

Another type of volunteer we are always looking for are advisors. Is your career or former career something that allows you to provide advice to the board? The board is made up of regular folks who are volunteering our time. We all have or had careers but even as a collective group we are not experts in every area, so we try to navigate community issues the best we can. However, there are community members who may have professional experience in an area we are trying to navigate through and could give us guidance or a professional opinion. If you see something in the board minutes, and feel you could give that type of advice, please reach out to any of the board members to share your knowledge.

Thank you!





MARCH 2023



Ruxton Village -
Next Meeting is
May 10th.

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Men's Club
8am Breakfast
Meeting every
first Thursday
of the month

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Mat Makers
10 am

BUNCO is
back! 6pm



12

13

14

15

16 Tall

17 St.

18 St.

Daylight
Savings Time
Begins 2 am

**Deadline for
St. Patty
Tickets**

**Pines HOA
Meets 7pm**

Patrick's
Day

Patty's Party
5 pm



19

20

21

22

23

24

25

Hunt Ridge
Annual
Meeting 7 pm

Valley Wood
HOA Meets
7pm

**Tall Pines
Garage Sale
10am—2pm**

26

27

28

29

30

31

**Hi Lites
Deadline**