

## Tall Pines Community Association HOA Board Meeting

Thursday, April 21, 2022 at TPCH.

1. Call to Order at 7:10pm
2. Pledge of Allegiance
3. Roster of HOA Board Members:  
Dave Antkowiak x Lonnie Buresh x Carl Cassella x AJ Douglas NP  
Bud Johnson x Bob Krobatsch x Bill Martin NP June Stanislaw x  
Paula Morin x  
Representative for Ameritech: Andrew George x
4. Proof of Notice made by signage at Tall Pines and minutes posted on the website.
5. Minutes of last HOA Meeting....motion to waive minutes  
Motion made by Dave A. 2<sup>nd</sup> Bob K All In favor
6. Treasurer's Report  
Discussion followed.  
Motion to accept Treasurer's Report  
Motion made by Bud J. 2<sup>nd</sup> Dave A All In favor
7. Club House Manager's Report by Robert Zelenka.  
The clubhouse was rented for 2 meetings and a function this month.
8. Men's Club Report by Bob K. There will not be meetings or functions until snow birds return in the Fall.
9. Event /Coordinator's Report. Read by Paula in AJ's absence.  
As stated in the March Meeting, the Fire Pit Event was cancelled.  
Please accept apologies for not holding the Coffee 'n Cake on Saturday, April 9<sup>th</sup>. Chairpersons Paula and Donna were out of state & on family emergency and unable to organize this event. Cinco de Mayo Event Thursday, May 5<sup>th</sup> is planned for the community to have cocktails & appetizers 4:30-7pm.  
There has not been any response from the community regarding the Tall Pines Newsletter.

Discussion: If there is anyone in the community with skills in this publication process please give AJ or Paula a call or email.

#### 10. Report from Andrew, Ameri-Tech Representative

- Financials emailed on 4/18/2022 to board.
- Weekly inspection of the community on every Tuesday of the week.
- Bare spots in the hedges along Decubellis have been completed.
- Cleaning of Sidewalks for Huntridge bids are in.
- Security cameras installed for the TPCB parking lot completed.
- Cleaning Person for the clubhouse interviewed. Baseline, the clubhouse needs to be cleaned thoroughly/ post pandemic. To date all those interviewed have recommended what they would term a “yearly cleaning” which was always done by the community. Discussion followed. Board consensus is to continue to advertise for a cleaning person for the clubhouse. The majority of the board not in favor of a deep cleaning at this time.
- The Tall Pines Landscaping Committee of 2020 had addressed all those areas that need improvement. In going through their extensive report, I have been through the area of Tall Pines to target urgent needs, mainly trees that need to be removed and those that need to be trimmed to avoid damaging roofs. There are 12 slated for removal and 11 that need to be trimmed. Estimates are being gathered to complete this task. At the top of our list is the safety of our community. We are always at greater risk during hurricane season and would be reasonably secure in taking care of these before this is upon us. Discussion to follow.
- Well Pumps have been of major concern. The well pump needed for Baltusrol was delivered by Site One and installed by Gary Kordewick with Mark Lennon’s help. It is up and running as of Tuesday, April 19.

Mark Lennon will assist Gary in rebuilding this above-ground unit for back-up.

Another well is down that irrigates a large section of lawns/homes in Pine Needles. This well pump and motor are submerged in the well and an Emergency Meeting of the Board on Monday, the 18<sup>th</sup> of April, reviewed three estimates for the repair. The board agreed on the bid from Perry Well Drilling at \$4500. The homeowners will have service as soon as possible and additional watering of the lawns is planned.

- No update regarding the Links, clubhouse & pool for sale at \$2.5M.

#### 11. New Business

- Club House Cleaning was discussed earlier. Will continue to advertise for a cleaning person.
- Landscaping to be completed regarding trees to be removed and trimmed discussed in Andrews report. Bids are being taken to remove and trim trees on common ground throughout Tall Pines.
- Notification Signs for Tall Pines entrances to be ordered. LED sign for the back of the guard shack. An A frame sign with professional lettering for the Huntridge entrance.

#### 12. Meeting open to homeowners.

Discussion followed.

Next meeting: First Day of Fall, September 22<sup>nd</sup>, 2022 at 7PM at the Tall Pines Clubhouse. Emergency Meetings to be announced by email to those on our listing and by new Tall Pines signage.

Meeting adjourned at 8:40pm

Submitted by: Andrew George, LCAM and Paula Morin, Pres.