

Tall Pines Annual Meeting

- Meeting time: 6:25 pm
- Pledge of Allegiance
- Roll Call:
 - Absent Carl Cassella at time of roll call. Arrives shortly after.
- Before the commencement of the Annual Meeting of the Association, the Board of Directors met to approve the 2022 Annual Budget. All in favor of waiving the Year End Report.
- Following discussion, the Board approved the 2022 Annual Budget.
- Brief adjournment as the proxies were being counted.

The meeting proceeded to the Annual Meeting.

- Proof of Notice was met by posting of the signs at the entrances to Tall Pines and the mailing of the Annual Tall Pines Meeting & Election of Directors to Tall Pines Community Association on January 26, 2022.

Annual Meeting Agenda

- Call to Order
- Minutes of Last Members' Annual Meeting waived by Lonnie, seconded by AJ, all in favor.
- Certification Of Proxies was registered incomplete with 83 proxies counted and lacking 23 to meet the requirement of 106. A quorum of the Association Members must be present, in person or by proxy in order for the business of the Association to be conducted. Therefore, the meeting could not proceed. Community involvement is important for the success of this Annual Meeting. **Please DO ATTEND the next meeting or complete and send in your proxy.** Another mailing will go out to the community to provide the means to send in a proxy and to vote also on :
 - The membership in attendance and the proxies were 83/0 to Roll Over funds from 2021 to the 2022 Budget, and it was 54/7 with 22 incompletes to accept our finances as recorded for 2021..
 - These have been voted on and will NOT be in the next mail out.
 1. Rolling Over excess funds from the 2021 budget to the 2022 budget. Vote Yes or No.
 2. In layman's terms to agree to accept the accounting of our finances for 2021 or to disagree and request an audit of our finances. Vote Yes or No

The mailout will only include the election details, and another proxy, those already submitted will not need to send another one as it is good for 90 days from the original meeting. However, everyone will receive a new proxy if they want to resubmit.

Tall Pines Board Meeting of Feb. 17, 2022

- All in attendance following Roll Call: Dave Antkowiak, AJ Douglas, Carl Cassella, Bud Johnson, Lonnie Buresh, Bob Krobatsch, Bill Martin, June Stanislaw, Paula Morin.
- Ameri-Tech manager for Tall Pines, Andrew George also attended.
- Publication of meeting satisfied - motion to accept by AJ, 2nd by Lonnie, All in favor.

Secretary's Notes

- Motion by Bill to accept as posted, 2nd by June, All in favor.
- Treasurer's Rept.
 - Motion by Bud to accept, 2nd by AJ, All in favor
- Clubhouse Manager's Rept. included those seeking tables for the Community Garage Sale to contact him to reserve one to pick up on the Friday before at noon at TPCH.
- Social/Event Director: AJ Douglas

Discussion included seeking a quote to build a permanent firepit for the clubhouse. AJ would like to see vendor(s) come to our parking lot for the community but is hesitant to do so until there is more confidence in the community to attend an event.

Men's Club Report

- Discussion regarding a St. Patrick's Day Party. More to follow from the Men's Club as research for a catered event takes place.

Property Manager's Report:

- Three electricians to install electrical connections for security cameras have submitted bids: \$850, \$1800, \$2200, consensus was to accept the bid for \$850.
- Pavemaster has been in contact with Andrew and scheduling is in process.
- We will install a new stop sign at the beginning of Millriver and approx. halfway down to attempt to slow the traffic within Tall Pines.
- As our cleaning person, Virginia Pelliccio is leaving Florida, we are looking for another person to continue with her duties in maintaining our clubhouse. We have interviewed Rose Eannel who has a cleaning business and Fiona of Pair-A-Jacks. Each included an estimate for a deeper cleaning to maintain blinds, vacuum sound proofing equipment around ballroom, clean & polish woodwork, door entrances, clean furniture, clean vent covers, windows inside & out, and more.
 - Discussion followed and it was agreed that Rose Enamel's proposal of \$17/hour including her supplies to work 5 hours a week would fit our needs.
 - Motion by Bob, 2nd by Bud, All in favor.

Agenda:

- o Replacing the carpet in the Game Room and the Library
 - Discussion concerned the need for another bid. The matter was tabled to March. Motion by Lonnie, 2nd by Bill, All in favor.
 - o The chairs in the Game Room
 - o Discussion followed with a current chair brought in by AJ to demonstrate the need. The meeting room agreed that the chairs must go! Replacement chair offers were reviewed by the board. Board selected a Brown Faux Leather Computer Chair in the amount of \$109.99 from Staples.
 - o Motion by Carl, 2nd by Bob, All in favor.
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- The board will begin to seek volunteers from each association in our community to begin improving the common areas of Tall Pines.
 - Those involved will coordinate progressive improvements to meet budget guidelines as well.

Change in meeting format:

- The floor was opened to homeowners by Paula. AJ went onto discuss a new format for future meetings where the members of the association may offer insight on an agenda topic prior to voting on it.
- This could be established by meeting guidelines set by Florida HOA statutes which AJ will present in our next newsletter.
- There are people in our community who could contribute ideas and possibly solutions to concerns of the board. Discussion followed briefly.

Meeting adjourned at 7:59pm.