

Date of Meeting: Thursday, January 13, 2022

Next Meeting: February 17, 2022

7pm at TPCH

Meeting called to order at: 7:05 PM

Adjourned: 8:40 PM

Pledge of Allegiance Recited: Yes

Roll Call: Dave Antkowiak / AJ Douglas / Carl Cassella / Bud Johnson

Lonnie Buresh / Bob Krobatsch / June Stanislaw / Billy Martin / Paula Morin

- Publication of meeting satisfied by signage prior to meeting at TPCH and by publication on the calendar in the Tall Pines at River Ridge News.
- Secretary's Notes as provided online on Tall Pines website and in the clubhouse HOA box.
 - Motion: Dave Antkowiak, seconded : AJ Douglas, All Approved.
- Treasurer's Report: Bill Martin
 - Treasurer's Report (attached)
 - Discussion: Generally speaking, the board has maintained it's accounts very well for the year of 2021. Budget will be reviewed later in the meeting and homeowners will be pleased to know that there will not be an increase in Tall Pines HOA dues for 2022.
 - Motion: AJ Douglas, seconded: Lonnie Buresh, All Approved.
- Clubhouse Manager's Report: Bob Zelenka
 - The clubhouse was rented once, and the Men's Club had a successful catered Christmas Party in December 2021.
- Social Director/Chairman Report: AJ Douglas
 - Current: Fire Pit at TPCH on Saturday, January 8th at 6:30 was successful and attended by about 30 homeowners.
 - Social Director/Chairman Meeting of January 10th at 6PM at TPCH covered items for February, including the Super Bowl Party on Sunday, February 13th.
 - Homeowners may be preparing for Garage Sale 8am to 2pm on Sat., February 19, 2022.
 - Tables from the club house must be reserved, signed in and signed out on return.
 - AMVETS truck will be available for discards in the Tall Pines Parking Lot after the sale.
 - Events to be scheduled in Tall Pines at River Ridge Community Newsletter which replaces the Hi-Lites. Due to Covid flare, Bunko for Friday 14th and Coffee 'n Cake are cancelled. All other events for January remain scheduled.

- There was a general agreement in discussion to look into utilizing a gathering place on common ground in the open grass area to include a fire pit; a committee effort to work on at the next Community Social Event Meeting in February.
- Men's Club Report: Bob Krobatsch
 - The Christmas Party in December 2021 was a huge success with 104 people attending. An indication that homeowners want to have more activities at Tall Pines Clubhouse.
 - They will need to raise the cost of an event if it is catered as it was this December to be realistic to \$15.00 a person. They are looking into a possible dinner dance in February.
 - Primarily, the thrust is that there will be a Superbowl Party! With our Annual Meetings taking place in February, it may be difficult to plan more at this time.
- Kudos were given to the wonderful volunteers of Mat Makers who have been building blankets for the homeless out of plastic bags. They were recently featured on local TY.
- Property Manager's Report: Andrew George
 - He informed the community that Valley Wood is considering a two payment plan for their HOA. This is totally permissible in the documents, but the repercussion may not necessarily be in Valley Woods homeowner's best interest.
 - Technically, the savings the board proposes in coupon books and servicing could be charged to the Valley Wood HOA.
 - Discussion included: Homeowners could face having two liens in a financial problem. Then they would have to discharge two instead of one. This might make a sale extremely difficult.
 - A buyer may not be aware of two HOA payments and a seller may lose a sale in the process.
 - A motion was made by June to charge VW for fees involved in separate payments and rescinded. The board consensus is that it must come to a vote of Valley Wood.
 - Following a call to him from a homeowner in Valley Wood, he is working with Green Thumb to trim the palms on Laquinta and ground cover under the oak tree at the mailbox, both of which are on common ground. That will be forth coming soon.
 - Andrew spoke about an aggressive dog issue and let homeowners know that they may contact him with complaints
 - He will be in Tall Pines weekly checking on needs of the community as he is proactive in our community management. He has procuring estimates for pressure washing the sidewalks in Huntridge.

- Property Manager's Report: Andrew George
 - Concerning the community lot purchase from Mike Boyce made to the BOD this year
 - We are advised by Ameri-Tech's attorney that it is a possibility. The BOD could purchase it as it is not for gain but a lot on the Tall Pines Community Association with a well on it that we need for homeowners on Brookhaven Drive in Huntridge.
 - The cost of replacing the well and sprinkler system outweighing the purchase. This may now be revisited by the Tall Pines Board.

Agenda:

1. Rosemary Jasquierny of Valley Wood has met with SWTMD Rep and County Rep. They are looking into the pond shoreline/banks being restored. Therefore, the proposal accepted in the amount of \$1500 for plants for LaQuinta Pond from Pristine Ponds should be put on hold.
 - Motion: Carl Cassella, Seconded: Dave Antkowiak, All in Favor.
2. Green Thumb is looking into the best treatment for the right side of the TP Parking Lot.
3. Pavemaster's is on hold as the company is currently involved on a state highway project. They have a priority to their current commitment and are aware of our road conditions which are under warrantee.
4. As of Monday afternoon, January 10th, a serious sprinkler issue on 10945 Brookhaven has escalated. The age old sprinkler control and piping have been wrapped into the roots of the oak tree.
 - Eric of Green Thumb has unsuccessfully attempted to clear the roots from the system. In the process, so many of the roots have been terminated that the tree is compromised. The tree will not survive, and it has to be removed.
 - Arborist letter is submitted. Estimates from: Green Thumb, Pasco Tree Service, Harry Hale Tree
 - Discussion: In reviewing the estimates the board accepted the one from Pasco Tree Service.
 - Motion: Carl Cassella, Second: Lonnie Buresh, All in Favor.
5. Security Cameras could have helped a couple in our Tall Pines parking lot on Christmas night. A homeowner on Brookhaven posed as a security guard for Tall Pines on his golf cart. Through the process it has come to our attention that our cameras do not cover the parking lot.
 - Mark Lennon who installed our security system in the clubhouse will explain further. He has submitted an estimate to install and configure 2 Wi-Fi cameras for \$245.80.
 - These will require an electrician to install 2 weather resistant electrical boxes.
 - Motion: Bill Martin, Second: June Stanislaw, All in Favor.
6. Replace Carpet in Game Room & Library. Estimate & sample from Lloyd Kessler.
 - Discussion: Table to meeting in February. Lloyd to investigate other flooring. Other estimates to follow.

Agenda Continued:

7. Budget reviewed with board and Andrew of Ameri-Tech. Our Budget has undergone some alterations with Ameri-Tech's accounting firm such as redistributing budget to correct General Ledger accounts.
 - The budget will be sent out to the community in the next few days to meet the HOA criteria for approval in February.
 - Overall, the community should be pleased that the numbers speak well for maintaining expenses & the reserves. The dues will remain the same for 2022 from Tall Pines Community HOA.
8. Review Board Terms for February election. (Will email and attach to Meeting Agenda).
 - Currently, there are no vacancies on the Tall Pines Board.
 - Nominations may be submitted to Ameri-Tech on receipt of mail.
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Open to Floor for Homeowners:

- Dave Antkowiak presented a problem with a neighbor's work truck obstructing his mailbox.
 - AJ will include a notice in our Newsletter to respect your neighbors and to notify workers on your property to do the same. Mail will not be delivered if the mailman cannot clearly reach
- Jill Bell asked if the Owner Profile was going to continue to be used by Ameri-Tech Webmaster. Andrew saw no reason to not continue to collect permission to be on email.
- Sue MacQueen approached the board stating that she felt that it was unfair for Valley Wood to absorb the cost of coupon books and pay for them. She said that it has not been easy to manage Valley Wood with 3 other members and little or no participation from others. Discussion explained by AJ left with the fact that Tall Pines had at one time looked into being just one association but that did not transpire.
- Dana Ringewald asked if we could look into exercise equipment for the clubhouse. Suggested, there is a new gym that has opened next to Publix which is a mile from TP. Board members said that we did at one time have exercise equipment and it was not used enough and discarded. Today, there is concern about liability and elderly physical and heart limitations. She also asked about having vendors come to the community.
- Terry Mellon asked if there were any restrictions for a rain barrel to be attached to a home. There is no restriction known, take it to your HOA Architectural Board.
- Fredi Prager wants it to go on record that the first island of common ground on Baltusrol needs to be on a separate sprinkler timer to allow plants to thrive. Plants have not been able to grow because the watering is insufficient as it is timed with the homes nearby.
- Peggy Krobatsch asked if we could begin to redress the island beautification on Brookhaven and other areas in Tall Pines. We did have a plan in process two or three years ago. The board will revisit those needs in the community.

Notes submitted and approved by: Paula Morin, Pres. and Andrew George, Rep. Ameri-Tech

Notes assembled by William Martin

William Martin