

## Annual Meeting

### Pledge of Allegiance

1. Call to Order 7:05
  - AJ read roster. All present. Andrew George, Ameri-tech Rep also present.
2. Proof of Notice.
  - Mailing of Annual Meeting Agenda, signs, notice in TP Newsletter and Calendar.
3. Proxies Certified by American-Tech.
  - 114 Quorum Achieved
4. Motion made by Lonnie, 2nd by Carl, All in Favor.

### Election of New Directors (3)

- No candidates from the floor or from Nomination Mailer.
  - Therefore, Nominations Closed.
- Members whose terms were up agreed to remain.
- All current HOA members will remain on the board.
- Meeting Adjourned 7:30 for re-organization of the board.

## Tall Pines HOA Board Meeting of 3/24/2022

1. Call to Order 7:31
  - All present.
  - Also HOA Mgmt.: Andrew George, & Keith
2. A stalemate on Treasurer in Reorganizational Mtg. All directors to continue in place for this meeting. Board will conclude at another time in order to pursue this monthly meeting Agenda.
3. Motion made to waive minutes of Last HOA Meeting, made by Carl, 2nd by Bob K, All in Favor.
4. Bill Martin read Treasurers Report.
  - Discussion regarding deficit (\$4200) applied to Reserves for end of 2021.
  - More details on Budget Line Items discussed.
  - Motion to accept budget by June 2nd by Lonnie, All in Favor.
5. Club House Manager reported 3 rentals for March.
6. Report from Andrew, Ameri-rech Rep
  - Financials emailed on 3/24/2022,
  - Weekly inspections of the community are done on Tuesday.
    - Out of which has come the awareness of filling in bare spots in the hedges along Decubellis from Upton Ct. to Vale Loop have been cleared of dead trees and debris paid for by Ruxton II.
    - In view of their bearing this cleanup expense, they are asking Tall Pines to share filling in the gaps on our common boundary with shrubs like the ones along this border.
    - Green Thumb has given us an estimate of \$2000 to plant like shrubs for the gaps. This was on the agenda for new business. Motion made by Carl to accept the proposal from Green Thumb, seconded by June, all in Favor.
  - Cleaning of Sidewalks for Huntridge tabled for more information from a bid as it needed to include Brookhaven.
  - Walk-thru of Tall Pines is done weekly. Palm Trees in Valley Wood and Spring Lake addressed and removed.
  - Finally, there a new mailboxes on Mailboxes on Millriver and Vale Loop.
  - The electrical work regarding the security cameras for the Tall Pines Clubhouse has been completed. The security cameras are to be installed next.
  - Cleaning person still needed for the clubhouse.
  - Discussion from the board and open to the homeowners concluded to continue to advertise for same in our newsletter, to seek within our community online and to ask others. One homeowner, Marty offered to help in the search.
  - A well pump and motor of Baltusrol has gone down. Gary spoke on the problem at length and Mark Lennon offered his experienced viewpoint on the matter.
    - Discussion followed. Mark will help Gary to rebuild the old motor and pump after the new one is in place. The homeowners present voiced approval with the procedure also.
    - Three estimates were presented. Motion made by Carl to purchase the motor and pump submitted from Site One to be installed by Gary and Mark, second by Dave, all in favor.

## 7. Event/Coordinator's Report by AJ.

- As committee chairman, AJ cannot hold the Fire Pit Event this Saturday. It is unfortunate but others usually able to contribute time and effort are also unable to do it this weekend.
- Easter Sunday April 17th will have a Sunrise Service at 7AM at the Gaxebo.
  - Coffee Cake, Easter Eggs, Coffee at TPCH to follow this event for the community by Coffee 'n Cake hosts.
- The Tall Pines at River Ridge Newsletter is still in its infancy.
  - AJ commended Sue MacQueen for her ability in keeping up with the former Hi Lites. He is struggling with this commitment as he is working two jobs and has family obligations also.
  - He literally has "too much on his plate" at this time and is looking for a replacement or assistant to get this completed monthly. His passion for the wellbeing of the community is obvious!
  - Currently, the newsletter has had accolades from the Men's Club in advertising the events of this year! We have a new advertiser, and we will have more soon with the help of Richard Garry, volunteer and Rep. Bob Krobatsch will be working with him.
  - There is a new section in the paper "The Tall Pines Trader" to advertise buying or selling or offering a service in our paper. Donna Hoey can be reached at 631-332-9814 if you wish to place an ad in The Trader.

## 8. Men's Club Report by Bob K.

- The March 17th St. Patrick's Day Party was a success! Catered by Central Park with 111 attending and tickets sold out at \$20/person. It included music by Al March. We would never have this turnout without the interest of the community and the help of the Men's Club and all the willing volunteers!

## 9. Old Business

- The Chairs for the Club House Game Room all arrived and are being used.
- Discussion regarding a cleaning person was already covered in the meeting earlier.
- Pavemaster is scheduled to come to Tall Pines this Monday, March 28th.
- Maintenance of side lot of parking lot at TPCH has been completed.
- Regarding Lot at Front Entrance communication is ongoing. Andrew added that the entire property: Clubhouse, pool, golf course is offered at \$ 2.4M
  - They are entertaining the purchase of the back nine for WaWa gas/convenience mart and the front nine for a Par 3 golf range. He has asked the broker for a price on the clubhouse and pool.
- Bid for flooring for the game room from vendor who previously installed our vinyl flooring areas was approved for Library and Game room. Funds from Reserve Account will cover this expense.
  - June Stanislaw voted against. All others in favor.

## 10. New Business

- Discussion and decision on irrigation pump and motor problem completed earlier in the meeting in Andrew's Report above.
- Common Lot Line along DeCubellis gaps in hedges addressed above in Andrew's Report.

## 11. Meeting open to homeowners

- Homeowners concerns were voiced earlier time in the meeting.

Next Meeting to take place on Thursday, April 21, 2022 at TPCH at 7PM.

Meeting adjourned at 8:40 pm

