

## **TALL PINES HOA BOARD MEETING**

**WEDNESDAY, NOVEMBER 2, 2022**

**7PM at TALL PINES CLUBHOUSE**

### **AGENDA**

Call to Order, 7.01p.m.

Pledge of Allegiance

President's Statement: Asked to refrain from questions until end of meeting.

Roster of HOA Board:

Bill Martin, Bud Johnson, Bob Krobatsch, Lonnie Buresh, Donna Hoey, Mark Lennon, David Antkowiak (zoom), June Stanislaw.

Ameri-Tech HOA Representative, Andrew George

Proof of Notice, Posted and notice boards out

Secretary's Minutes, Mark Lennon motioned to waive the minute 2<sup>nd</sup> Lonnie Buresh, unanimous.

Clubhouse Manager's Report: Robert Zelenka included meetings & rentals scheduled during the month, Mat makers, doors left open, parking under the portico during meetings, problems with roaches. Commendable work but needing a solution. It was determined by the board that being a consistent activity, the Mat Makers should meet in small ballroom as Activities are scheduled there. Activities are responsible for et up and clean up. Parking rules to be observed. The library is after all a Library. We are proud of the work that they are doing for the homeless.

The Clubhouse is rented to the Pasco Election Board for the elections on Nov. 8th. Please Vote!

Treasurer's Report: Bill Martin

Tall Pines Budget Review for 2023

HOA Manager's Report: Andrew George

Letter of non-acceptance of restructuring duties from employee. The board accepted its responsibility and recognized the predicament of a valued employee. In so doing, a re-structuring of the position to other duties was offered. His letter of resignation is acknowledged. With all due respect, we can understand his desire to free-lance. We are proud of all that Gary Kordewick has done for our community.

David Fry of ALOTT Irrigation Co. David spoke to the board and homeowners about his company and plans for Tall Pines Irrigation System to be maintained. The danger of the current Electrical Power Box for Brookhaven, quotes and other issues were all addressed. He answered questions and concerns.

Old Business:

1. The Community Garage Sale took place on October 22, 2022. Homeowners were able to park their cars in the clubhouse parking lot during the sale. Tables were picked up and returned between 3-5 on the Sunday before and afterwards. President expressed appreciation to the committee and volunteers in making this a happy and fulfilling event! Thank you to Donna Hoey, Committee Chairman and all those who helped to make this a success!

2. Irrigation Problem on Brookhaven & Irrigation Company Contract for the Community covered above.

New Business:

1, Resignation of Board Member accepted by the board on receipt.

2. June Stanislaw had a statement of good health following being disabled by cancer. She offered to return to the board should a vacancy arise. Following the resignation of Carl Cassella and June's offer to return also, based on the fact of her recovery and the knowledge of her having been on the board in good standing, the board was in full agreement of her return. Nomination to the board and majority in favor.

3. Irrigation System Contracts for Tall Pines (Handouts for Board)

The crisis we faced on Brookhaven with the lightning strike on August 22nd which had 24 homeowners in irrigation distress until Oct 4th was a wake-up call. It's the 2nd time that Brookhaven has been struck. Our 35-year-old system needs upgrading and serious electrical repair beyond the scope of our normal care. Homeowners had to replace their electric service from the house to the street, TV's blew, cable lines, computers and modems had to be replaced. The immensity of resolving this problem has come full circle to the board and the community. Three irrigation companies submitted their bids to the board. ALOTT Irrigation Co. has been the most reasonable and concise in their estimate to maintain and upgrade our community irrigation system. The company owner is David Fry. His employees are screened and required to have a CORI check for employment.

We have met David's electrician and head of irrigation who have been with the company for several years. This company has serviced Beacon Point in Hudson for the last four years and comes highly recommended.

Repairs agreed as quoted with a \$2000 contingency for moving the lines Tall Pines property, as currently on county property

Alott given the contract for repairs and maintaining the irrigation system with a contingency not to exceed \$2000 for moving the lines on Brookhaven without board approval. Motioned by Lonnie Buresh, 2<sup>nd</sup> Bill Martin, unanimous vote.

4. Cleaning of the Clubhouse (Handouts for Board)

The clubhouse is in dire need of cleaning and maintenance. We have gone the route of interviewing and the prospects bids are way over budget. Our clubhouse was cleaned professionally right down to the ceiling fans and windows inside and out in June by Pair of Jacks. Andrew contacted them for a cleaning and maintenance proposal. Motioned by Donna Hoey to award contract, 2<sup>nd</sup> by Mark Lennon, unanimous vote

5. The Veteran's Day Program will be held at the Tall Pines Clubhouse on Friday, November 11, 2022, at 11am with a noon BBQ following. Master of Ceremonies is Mark Lennon. Our speaker this year is Lennie Piskac of American Veteran Post 98, Holiday, Fl. We will take this time to honor US Navy Veteran Ray Tererro who was on The Midway from 1952-1956.

*You may bring your worn flag for the retirement ceremony also.*

Tickets for the BBQ are \$7 and reservations are due by Nov. 5th

Please call: Bob Krobatsch 727-267-4604, Bud Johnson 727-848-3549, Jerry Jaskierny 727-807-3513.

6. Special Note to all Homeowners is to truly SLOW DOWN in Tall Pines in a car or a golf cart! Parents, please remind your teens of the responsibility of living in a community of pedestrians & dog-walkers! Also, traffic signals, need to be careful and pull up to the line.

7. The entrance to Tall Pines really took a beating from snails eating up plants, the excessive rains and extreme heat in July & August. Connie Rupp has volunteered to start working on a comprehensive design. She worked at Home Depot for several years in the Home & Garden Shop. She will submit the design and expense report to the board. Bill Martin is also volunteering to assist on this project.

Homeowners are welcome to address the Board & the community up to 3 minutes at this time. If more time is needed for your concern, please email Andrew George for the Board's consideration:

[ageorge@ameritechmail.com](mailto:ageorge@ameritechmail.com).

Questions were asked on Hunt Ridge entrance improvement.

A new person for a newsletter is being considered.

Homeowners questioned possibility of sale of clubhouse and request of expense of clubhouse. To be addressed at next meeting.

A letter was read from homeowner Rosemary Jaskierny by Andrew George.

So many interruptions were made during the meeting that the board had difficulty adhering to the agenda.

Next Meeting will be Thursday, December 1, 2022, at Tall Pines Clubhouse at 7PM.

Adjournment at 9:10pm