

Subject: Tall Pines HOA Board Meeting, October 6th, 2022, at TPCB at 7pm

Call to Order, 7:01pm

Pledge of Allegiance

President's Statement: In accordance with Florida State HOA regulations, homeowners will be given the opportunity to speak before the meeting is adjourned. Your patience is appreciated, and your attendance is valued!

We sincerely welcome Board of Directors members: Bob Krobatsch who has overcome esophageal cancer and Bud Johnson who has recovered significantly from Covid's pneumonia complications. No one can express their gratitude for the good wishes and prayers of the people in the community like they can. They are blessed and deserve our best!

Roster of HOA Board Members:

Paula Morin, Bill Martin, Bud Johnson, Bob Krobatsch, Lonnie Buresh Donna Hoey, Mark Lennon, Carl Cassella (zoom), David Antkowiak (zoom).

HOA Representative, Andrew George, LCM Ameri-Tech _____

Proof of Notice by email and signage at Tall Pines entrances.

Secretary's Minutes of meeting held on June 23, 2022, at TPCB at 7:08 pm posted on the Tall Pines website and available at the TPCB for homeowners.

Would someone make a motion to waive the reading of the minutes? Motion made by Bud Johnson, 2nd Mark Lennon, All in Favor, unanimous.

Clubhouse Manager's Report: Bob Zelenka

The TPCB was contracted for the Pasco County Election Board on August 5, 2022. Successfully held and very respectfully appreciated by the community and those working on the polls. Further \$400 paid in deposits.

Treasurer's Report: Bill Martin

Financial Reports were emailed to HOA Board Members over summer months and current (attached August).. September's will be available and emailed on or about October 10th.

Motion to accept by Mark Lennon, 2nd Donna Hoey. Unanimously accepted.

HOA Manager's Report: Andrew George

Old Business:

Game Room and Library Floor installations were completed.

Insurance was not purchased to include wells, but is being looked at by Insurance agent, may have to rewrite the policy to include.

Vacancies on the Board were filled by Donna Hoey, Vice President and Mark Lennon, Director.

Trees that needed to be cut or trimmed throughout Tall Pines were completed by Pasco Tree. In the process, the pine boring insect infected several trees which added to our expenses.

New Business:

As the welfare of the community in cutting hazardous trees took precedence, we can begin to address beautification of common areas. Following our last meeting, Peggy Krobatsch asked to have the common area in front of her home to be put on the list first. We did commit to address Brookhaven Circle area near Bloomingdale first. We do need a volunteer to direct this project. Where this is a Brookhaven community landmark, the homeowners may want to participate in the preliminary drafting of the transformation. Therefore, a member of the community on Brookhaven would be a first choice person to direct it, gather information from homeowners who may donate time and effort in beautifying their neighborhood. Would a member of the board volunteer to oversee this initial project, report the findings of the Project Chairman for approval not to exceed the discussed given amount. Discussion. As other homeowners with common areas raise a chairman and come forward with a plan, we hope that a director will oversee and continue the process gradually when cooler weather is here. Obtain Bids for the work from Lawn company.

Flooding on Baltusrol update and discussion. County Storm management have been there at least twice this week clearing the undergrowth and trees to access the waterway.... We hope this will eliminate the recent flooding, it has noticeably improved ...

Insurance for wells and irrigation have been researched by our full line, independent insurance company. We are told that our clubhouse is underinsured but with property values decreasing, the board's consensus is not to increase it's value at this time. We will relook at the numbers when current insurance policy is due to expire. Agent is trying to obtain separate policy coverage for the irrigation.

Brookhaven Drive was involved in a major breakdown of irrigation on August 22nd. Many aspects of this required a licensed and insured service irrigation company to repair the area. Fortunately, the rainy season protected homeowners lawns. However, it also brought up the need to interview irrigation companies. In the interest of time this has already been discussed and companies have been approached for quotes.... Millenium, Alott, Florida Commercial Care and Irrigation intelligence

It is time to prepare for our 2023 Budget. A preliminary budget review meeting for the HOA Board will be held as soon as possible at the Tall Pines Clubhouse. As soon as coordinated, the board will be notified by email by Andrew. We will be better prepared for our November HOA Meeting and able to advise the association of an increase in dues.

The **Tall Pines Garage Sale** will be chaired by Paula Morin and Donna Hoey. It is set for **October 22nd** and rain date of October 23rd from 8am to 2pm. Signs and advertising are in place for this semi-annual garage sale in your driveway for all five of our HOA's. Homeowners who need driveway space (villas especially) may park their vehicle at the clubhouse parking lot for the duration of the sale. If you need a table for the sale for your garage or driveway, please call by October 15th, to reserve and pick up a table: Bob Zelenka 207-251-5360, Cathy Westerman 615-476-2886, Donna Hoey 631-332-9814, Paula Morin 207-468-0656.

The next meeting will be on Thursday, November 17, 2022 at 7pm at the TPCCH
Homeowners are encouraged to comment at this time before the meeting is adjourned.
Traffic Signal dangers, Cleaning of clubhouse. Unacceptable behavior of Board member, complaints from at least 3 residents.
Meeting adjourned at 8.35pm.

