

Tall Pines Community Association Monthly Board Meeting

Location: Tall Pines Clubhouse, 10930 Tall Pines Blvd. New Port Richey, FL

Call to Order @7:01 PM

Pledge of Allegiance was held

Roll Call - All board members were present, including Dawn Horvath, Jill Bell, Lonnie Buresh, David Antkowiak, Bob Krosbatsch and Charles Kriss. Property Manager Andrew George of Ameritech was also present.

Proof of Notice - Signs were posted at Tall Pines entrances, on email, at clubhouse entrance, and in Hi Lites.

Secretary's Report - Jill made a motion to waive the reading of the March minutes as they were posted on the Tall Pines website and printed in the Hi Lites, 2nd by Lonnie, all in favor, none opposed, motion approved.

Treasurer's Report - Lonnie reported that March is the first month of the fiscal year, so that this is also the year-to-date budget report. We had an income of \$18,768.00, a surplus of \$382.00, and operating expenses of \$10,446.00. For the month, we are \$1,749.00 under budget, with a total surplus of \$2,131.00 (income surplus + underspending on operating expenses). However, we did not get an invoice from our cleaning company this month, and considering our building insurance and other expenses that we pay once per year, Lonnie did an analysis and indicated that we are 5% to 8% over budget for the month. We have \$7,876.00 in operating account, \$585.00 in petty cash, and \$409,607 in total reserve funds.

Property Manager's Report - 1. Andrew reported that financials were mailed out on April 6th. 2. Weekly Tuesday inspections continue. 3. There were homeowner concerns related to irrigation, landscaping, hedges, grass, and tree trimming. 4. The hole on Brookhaven is being looked at the next day (April 21st) at 9:00 AM. 5. All bids are in for tree trimming. 6. Pest control was completed inside and out at the clubhouse. 7. Upper locks were changed on the clubhouse doors.

Announcements

Accomplishments: 1. Clubhouse locks changed/keys made and distributed to board members. 2. The gate between Hunt Ridge/The Woods was determined to be on common grounds and installed by the Woods. Their board has decided to remove the lock, and just have a latch on the gate and keep the gate closed. 3. Valleywood common area landscaping was completed. 4. List of maintenance duties compiled. 5. Electrical outlet installed to allow for a garbage disposal to be installed below the clubhouse kitchen sink. 6. Camera system has been restored. 7. Terry and Dave fixed board on shed.

Tall Pines Income Taxes: Extension was filed for our Income Taxes, as is standard practice for Ameritech, will be filed later in the year.

Clubhouse Rentals Report: since last meeting there was 1 community party, 1 rental and 2 outside HOA mtgs. Upcoming resident rentals – 5/6 Family Gathering, 5/28-Baby Shower, 6/2 Wedding Reception
Upcoming external HOA board rentals – 4/26 The Woods, 5/17 River Ridge

Old Business

Baltusrol Flooding - There wasn't enough rain during the last month, so this will be checked again next month.

Pressure Washing – Due to the recurring nature and expense associated with trying to address rust stains, the board decided to “put this issue to bed” and not pursue it further.

Tree Trimming – Jill and Andrew went through all of the HOAs and compiled a complete list of trees that need trimming. Out of the 3 quotes obtained, Pasco Tree was the lowest for trees on common ground, at \$5,310.00. Bob made a motion to go with them, Dave 2nd, all in favor, none opposed, motion approved. Regarding the trees on homeowner properties that need trimming, each HOA will send letters to the homeowners for their trees that need trimming.

Irrigation - Due to there being multiple issues to discuss regarding irrigation, Jill made a motion to hold a special meeting to address them, 2nd by Charlie, all in favor, none opposed, motion approved. It was determined to be important that the owner of ALOTT attend to answer questions. The meeting was scheduled for May 3rd.

Soil Washout on Brookhaven – Andrew briefly reported on this earlier in the meeting, and indicated that the inspection tomorrow will probably generate an estimate for repairs that would need to be approved at an upcoming meeting.

Sound System - Invoice was received, and Lonnie made a motion to pay for it out of clubhouse reserves, 2nd by Jill, all in favor, none opposed, motion approved.

Garbage Disposal - An electrician gave an estimate of \$175.00 for doing the electrical portion of installing the garbage disposal. Since that amount was under the amount to need additional estimates, and returning to complete the work

would have cost an additional \$75.00, Dawn approved going ahead with it that day. Donn Patterson, a reputable vendor gave us an estimate of \$300.00 to install the disposal. No additional quotes are needed, and moving forward with him was agreed upon.

Clubhouse Roof Repair - More estimates needed, so will table until next meeting.

HiLites –

*Advertising report from Bob - Green Thumb has committed so far, and Bob is working on others.

*Report on Delivery Team. Currently, we need several more volunteers to deliver the Hi Lites paper. All of the volunteers so far are from Valleywood, we need more people from all of the other HOAs to volunteer for this important task. During the meeting, a resident of Hunt Ridge raised her hand to assist.

*Cost of printing was \$119 last month.

New Business

Electrical Outlets outside Clubhouse - 2 electrical outlets in front of the clubhouse keep getting hit by mowers- Those outlets do not have power to them, and neither does the outlet on the side of the building to the right of the entrance door. Bob will ask Gary if he knows what the problem is, but there is also a question of whether those outlets are even needed. This will be tabled until further investigation can be done.

Golf Cart Path – The path is in need of additional wood chips. Lonnie agreed to spread new chips that we can have dumped there, so Pasco Tree will be asked to dump two loads there the next time they do chipping. Others are also encouraged to help Lonnie spread them.

Parking Policy Revision – The board worked together to create a new parking policy. There was extensive discussion on this topic, and the new policy was read aloud by Dawn. The new policy will be in effect on 5/15/23, and the complete policy documentation will be updated on the website, printed in the Hi Lites in its entirety initially, then monthly reminders, an email blast will be sent, and a separate copy will also be hand delivered to all residents. There are several changes from the previous policy, and with increasing parking problem issues, people need to expect that violations will result in vehicle towing by Blue Diamond Towing. Charlie made a motion to adopt the NEW parking policy that the board has created, 2nd by Lonnie, all in favor, none opposed, motion approved

Landscaping Improvement quotes were received for Front Entrance, Chenequa and Brookhaven. It was decided to proceed with the Front Entrance and Brookhaven common area improvements at this time. The Chenequa quotes will be tabled due to other work occurring in that island. Out of the quotes received for Front Entrance and Brookhaven, Green Thumb came in at the lowest, which was \$6,840.00 combined. Lonnie made the motion to go with Green Thumb, Bob 2nd, all in favor, none opposed, motion approved. Jill will contact them to proceed, and ALOTT will be notified to have sprinklers come on daily. Tall Pines will look into ordering a bench themselves.

Reiterate approval limits - Dawn presented the following approval limits which had been previously approved by the board in 2019, and the board agreed to continue with these levels.

Any jobs over \$1000 require 3 bids, jobs under \$1000 do not require multiple bids if the board chooses not to get them. Vendor work orders/bids under \$500 can be approved by an Officer of the Board without the balance of the Board's approval. Expenditures of \$501-\$1,000 do not require 3 bids; however, would require Board approval. Expenditures over \$1,000 would require 3 bids as well as Board approval. Misc. supplies up to \$300 can be purchased by any board member without additional approval. For projects which are hard to find 3 vendors for (such as street signs, specialized items), the board can vote to waive the 3-bid requirement.

Walk on Topics from Board Members –

Directory - Bob reminded the board of the need to revisit an update of the Tall Pines directory. It was emphasized that we need owner approval in writing to include them in the directory. This item will be tabled until the Fall.

Welcome Packets -Bob also would like for improvements to the welcome packet, especially to improve the professional look of the documents. Will work on getting a quote from Impact Printing to print a folder and welcome information. Welcome and Sunshine volunteers are also needed in most HOAs.

Resident Comments or Concerns

Residents On Site –

1-Concerns brought up revolved mostly around parking problems, who and how to contact people to resolve problems and initiate towing actions, etc. The towing company we are coordinating with will be coming through on a "random" basis, and there is general agreement that if towing does take place, compliance with our policy will improve. It was agreed to see how the new policy works before taking additional steps. Only Dawn and Jill will have the code that authorizes a specific towing order.

2-Another concern regards ALOTT needing to pick up branches/debris, which they are neglecting to do as part of their landscaping contract with the Hunt Ridge HOA. Andrew will contact ALOTT to address the issue.

3-Pothole(s) on Piping Rock and in Spring Lake Community were brought up as still needing to be addressed, so Andrew will get an estimate.

4-Homeowners wanting their own trees trimmed can contact Pasco Tree Service on their own at (727)485-6770 to get quotes and have the work done at their own expense during the time that the vendor will be doing the common areas.

5-Andrew requests only one phone call or email to him regarding irrigation issues. When more than one person calls on the same issue, it creates multiple tickets to send ALOTT out which costs the association service call fees. Sue MacQueen will put a reminder on this in the Hi Lites.

Residents on Zoom –

One question regarding irrigation concerns was asked, and a reminder of the May 3rd date for a special meeting to address this issue was provided.

Next Monthly Meeting Date: May 18th @ 7PM. Dawn will be out of town this date, so she will prepare the agenda and Charlie will chair the meeting. Dave and Jill will be gone also, so Zoom will be necessary to establish a quorum.

Adjournment - Motion to adjourn was made by Charlie, 2nd by Dave, all in favor, none opposed, motion approved. Meeting adjourned at 8:29 PM.

Minutes Submitted by David Antkowiak, Tall Pines Secretary