

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: August 17, 2023

Call To Order: 7:05 PM

Pledge Of Allegiance: Was held.

Roll Call: On Zoom, David Antkowiak, Jill Bell, Patty Burke. In person, Lonnie Buresh, Dawn Horvath, Charles Kriss, Bob Krobatsch, and Ameritech Representative Andrew George. All present, none absent.

Proof Of Notice: In the newsletter, signs posted at Tall Pines entrances, in last month's minutes, and on the website.

Secretary's Report: Charlie made a motion to waive the reading of the July 20th minutes, Jill 2nd, all in favor, motion carried.

Treasurer's Report: Lonnie reported that monthly expenses were very close to budget. Year to date, we are \$5,344.00 over budget, mainly due to increased costs for irrigation and insurance. Our total reserves are \$418,074.00.

Property Manager's Report: Andrew reported the following: 1. Financials were mailed on August 4th. 2. Tuesday drive throughs were done. 3. Homeowner concerns were mostly for irrigation and grass. 4. ALOTT did more moving of sprinkler heads than repairs. 5. The algae on the ponds may require a 3rd visit this month for treatment.

Accomplishments / Announcements: 1. Our maintenance workers power washed the gazebo, installed a new gate latch, put up no parking signs, sprayed for weeds, did work on islands, cleaned drains in the community, and installed a new garbage disposal in the clubhouse. 2. Bob and Peggy replenished clubhouse supplies, such as dish soap, garbage bags, paper towels, etc. 3. Pond algae problem continues to be addressed. 4. Get Hooked restaurant sign has been removed, and unofficial information we have so far indicates their plan to open the restaurant no longer exists. 5. Bob determined that the gazebo light not being on was only a tripped breaker, saving us a visit from an electrician. 6. Dawn reminded everyone that paper delivery of HiLites is planned to resume in September. 7. Dawn reminded homeowners to be on the alert for unauthorized vendors looking to do landscaping and other work in the community, since often they are unlicensed and present a liability issue. 8. Clubhouse rentals - There was a baby shower on August 5th, and for the future, there are 2 more rentals later in August, and another one in January, 2024.

Old Business: 1. Baltusrol Flooding Update - Andrew met with SWFWMD, and in order to help figure out the problem, SWFWMD needs to get old records from the County, because the drainage system was built before SWFWMD came into existence. SWFWMD will get back with Andrew when they get the records and can better assess the problem. 2. Clubhouse Roof Repair - Signature Roofing came in as the lowest estimate, so we are going with them. 3. Property Insurance Update - Insurance on the irrigation system is added. Also, currently we are attempting to get reimbursement of insurance premium money that we have paid for the swimming pool which we do not own and have not had access to for several years. Our ultimate success in this endeavor involves showing the insurance company proof that we didn't have access to the pool. Charlie is working on this diligently, and if we are successful, it would amount to several thousand dollars of premium reimbursement. 4. Posts Around Clubhouse - Scott Trim completed their work, except for some silicone sealing work which they will take care of. 5. Fiddlesticks Road Repair - So far we have one estimate, for \$10,500.00 to repair 3,414 square feet of asphalt. We are awaiting 2 more estimates. 6. Update On Irrigation Wiring - Was scheduled to start this week, but rain has delayed them. 7. Status Of LaQuinta Pond Dredging Project - Jill indicated that Rosemary told her they are about 2/3 of the way completed with this project.

New Business: 1. Clubhouse Phone - The phone is no longer needed, so Charlie made a motion to cancel the phone, 2nd by Bob, all in favor, motion carried. Lonnie will take care of cancelling it, which will result in a cost saving to Tall Pines. 2. Proof Of Homeowner Insurance Required By Documents - Currently each sub-association is handling this, and there is inconsistency in the pursuit of compliance with this requirement. Since this compliance is in the Tall Pines documents, considerable discussion ensued revolving around how to improve compliance consistency between the sub-associations and the Tall Pines community overall. It was agreed that Dawn will develop narrative that will be put in HiLites stressing the requirement of maintaining homeowner insurance, and for homeowners to provide documentation thereof. At a later date, we will make a determination as to whether compliance requirement information will be included in the Tall Pines annual meeting mailing. 3. Irrigation Estimates - Jill is currently working on getting estimates from 2 different irrigation companies, to potentially make a change when the ALOTT contract expires in October. 4. Irrigation Changes Initiated By Homeowners - Jill made a motion that when homeowners make improvements or changes to their property that requires irrigation changes, it is at the homeowners expense, 2nd by Patty, all approved, motion carried. 5. Renters Agreement Form On Website - There are 2 different forms on the website, so one needs to be eliminated. 6. Cleaning Of AC Units -

They were last cleaned in March, so they will be scheduled to be cleaned again in September. 7. Curbing At Front Entrance - Bob will get an estimate to get this repaired from the company that did our sidewalks a while back. 8. Amendments To By-Laws And/Or Documents - Amending by-laws is easier. The steps basically involve determining what you want to change, sending it to the attorney to make the correct wording, then it can be approved by a majority vote of the members present at the annual meeting. 9. Lawn Service - There have been complaints from Ruxton and Spring Lake recently regarding Green Thumb. Discussion involved consideration of consolidating lawn service of all of the sub-associations into one contract. Dawn and Jill will work on this more when Jill returns in September.

Walk On Topics From Board Members: Dawn and Bob suggested having our clubhouse cleaned 4 times per month instead of the current 6 when the next cleaning contract starts. It was emphasized that the current company is doing a good job, but we will also likely pursue additional cleaning company bids.

Resident Comments Or Concerns: Residents on site - There were several people that had concerns related to spraying for weeds and pests, and landscaping. One person had a concern related to the quality of their potable water. Another had a concern about rust stains from irrigation water, and homeowners were reminded that the board previously decided not to pursue this because of the expense and recurrent nature of this problem.

Residents on zoom - Dennis brought up concern about an ongoing need for the golf course needing to maintain mowing and cleanup of their property. They have improved in some places, but additional property parcels have needed to be specified so that all of the golf course property adjacent to Tall Pines homes is maintained.

Next Meeting Date: September 21, 2023

Adjournment: Motion by Bob to adjourn, 2nd by Lonnie, all in favor, motion carried. Meeting adjourned at 8:51 PM

Minutes Submitted By David Antkowiak, Tall Pines Secretary