

**Tall Pines Community Association  
Annual Meeting at Tall Pines Clubhouse  
Thursday, February, 2023 at 7PM**

Meeting called to order by Paula Morin @ 8.15 p.m.

Pledge of Allegiance was observed.

**Roll Call of the TPCA Board of Directors:**

Present: Bill Martin, Bob Krobatsch, David Antkowiak, Donna Hoey, June Stanislaw, Lonnie Buresh, Mark Lennon, Dawn Horvath and Paula Morin.

Ameri-Tech HOA Rep. Andrew George was also in attendance.

**Chairperson:** Andrew George was appointed chairperson for the meeting.

**Proof of Notice:**

- Proof of notice was made by posting signage on the property, mail out to all homeowners and on the website.

**Quorum Requirements:** Proxies and those in attendance numbered 109 proxies and 61 in attendance, quorum established.

**Previous Minutes:** Motion to waive the reading of the minutes from the last annual meeting and accept as posted by David and seconded by Bill Martin. Unanimous.

**Intent to Run for Board of Directors:** A call for candidates from the floor was made which added one to the list. Each candidate was given an opportunity to introduce themselves to the attendees so that they knew who they were. No other nominations were received.

Dawn Horvath, Jill Bell, Donna Hoey, June Stanislaw, Charles Kriss, Connie Rupp, Bettie Mayuex and Sherri Walker were the candidates for election.

**Ballot Collection and Counting:** Four individuals were appointed to assist in the counting of the ballots, overseen by Keith Phillips and Janice Sofia of Ameritech.

**New Business, Open Floor for questions to the existing Board:**

- Questions raised about the finances of the association were answered by the Treasurer with a recap of the balances of the reserves.
- A question was asked about the cost of the clubhouse, information available from last few meetings, \$2.80 per unit per month, approx. \$10k per year with rental income off setting a lot of that.
- Residents asked about the ownership and resident status of board members. The documents allow non-owners to be Board members, this was initially because of the developer of Tall Pines but has never been removed from the documents. Any alterations to the documents require a two-thirds approval from the membership.

**Ballot results:** Appointed to the Board; Charles Kriss, Jill Bell and Dawn Horvath.

**Meeting Adjourned:** Meeting was adjourned at 8:50 p.m.

**Tall Pines Community Association  
Board of Directors Organizational Meeting  
Tall Pines Clubhouse**

Meeting called to order at 9.00 p.m.  
Andrew George, chairperson.

Mark Lennon and Paula Morin resigned from the Board of Directors.

Appointed Officer positions are as follows:

President: Dawn Horvath  
Vice President: Jill Bell  
Treasurer: Lonnie Buresh  
Secretary: David Antkowiak  
Directors: Charles Kriss, Bill Martin and Bob Krobatsch.

Meeting adjourned at 9:20 P.M.

Bob Zelenka resigned as Clubhouse Manager