

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: July 20, 2023

Call To Order: 7:14 PM

Pledge Of Allegiance: Was Held

Roll Call: Dawn Horvath, Jill Bell, Lonnie Buresh, Dave Antkowiak, Bob Krobach, Charlie Kriss - All board members in attendance, as well as Ameritech property manager representative Andrew George.

Proof Of Notice: Signs posted at Tall Pines entrances, email, and on the Tall Pines website

Secretary's Report: Motion made by Charlie to waive the reading of the minutes and accept them as posted on the Tall Pines website, 2nd by Bob, all in favor, motion carried.

Treasurer's Report: Lonnie reported that for the month of June, income was \$19,146, operating expenses were \$18,197, reserve funding was \$6,191. YTD income \$75,140, operating expenses \$57,624, reserve funding \$24,763. General operating account \$6,490, petty cash \$585, total reserve funds \$418,862. In June, we were \$6,002 over budget, mainly due to diseased tree removal (\$1,350), irrigation repairs (\$2,835), and maintenance (\$2,450) to pay for our new maintenance workers that we did not have a budget line item for. Lonnie made the following motion: To keep the operating account funded at the appropriate level, I make a motion to move a total of \$28,000 out of our reserve funds into the operating account: \$25,000 from the deferred maintenance reserve, and \$3,000 from the irrigation reserve. The motion was 2nd by Charlie, all in favor, motion approved.

Property Manager's Report: Andrew reported the following: 1. Financials were mailed on July 14th. 2. He did his drive throughs on Tuesdays. 3. Homeowner concerns were for irrigation and landscaping, and mostly related to hedges and grass dying, due to lack of rain.

Announcements

Accomplishments: 1. Electrical outlets at clubhouse front capped off, and the one on the outside of the building was repaired. 2. A new power washer was purchased. 3. Pasco Code Violations was contacted regarding golf course lawn overgrowth, and they have begun mowing. 4. In addition to regular maintenance items, our maintenance workers cleaned the rocks around the front entrance sign, as well as cleared several drains and power washed the back of the clubhouse and picnic tables.

HiLites: Due to lack of delivery people, HiLites is being published online only for June, July and August. Delivery will resume in September when snowbirds start returning.

Clubhouse Rentals Report: One June HOA meeting rental, and upcoming one baby shower in August.

Reminder To Residents: No one should be feeding wildlife, such as ducks, deer, alligators, etc. It is becoming a hazard for wildlife and residents, and it is against the law to do so.

Old Business: 1. Baltusrol Flooding Update – The work that was approved has been completed, and water flow is improved through the area that has been repaired. However, while the work we had done was needed, it wasn't enough to fully correct the problem. Pasco County departments are meeting regarding the issue. Our water drains into the Gracewood community, and the plan is for a 3 way meeting between the County, Gracewood and our HOA. Essentially, a trench is needed on the Gracewood side to resolve our drain problem, which would then increase potential flooding problem for Gracewood, who also has drainage issues out of their community. Apparently the County would need to fix both Community's drain problems to resolve the issue completely. 2. Soil Washout On Brookhaven Update - Andrew reported that the old metal pipe has been removed, and a new, improved pipe has been installed, along with new sod. This has completely resolved the problem. 3. Clubhouse Roof Repair - We currently have an estimate from Signature Roofing for \$1,450.00, which is several months old. It is under review whether they would still honor that estimate. Two additional estimates are being pursued. Jill made a motion to go ahead with the lowest bid when the other 2 are obtained,

Dave 2nd, all in favor, motion approved. 4. Property Insurance - Tall Pines By-Laws Article IV, Section 5 states: "The directors shall have the right to take action in the absence of a meeting which they could take at a meeting by obtaining the written approval of the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors." In accordance with Tall Pines By-Laws, Article IV, Section 5, on June 30, 2023, the Board agreed to place our insurance coverage with Hilb Insurance, effective July 1, 2023. Said action was taken with unanimous written approval." Charlie made a motion to add coverage on the irrigation system, 2nd by Bob, all in favor, motion carried. The additional premium for this coverage is \$870.25, which is needed to avoid a problem such as the \$16,000.00 cost we had last year due to the lightning strike on our irrigation system. Residents were reminded that like all areas within Florida, our property insurance rates have skyrocketed. We budgeted \$15,000.00 for insurance, and our premium is \$21,255.96 for the new policy. 5. Posts Around Clubhouse Rotting - Two quotes were obtained, which were both under \$1,000.00 and do not require a 3rd. The lower bid was for \$650.00 from Scott Trim, which didn't include staining of the posts that were included in the higher quote. Discussion resulted in agreement that volunteers would do the staining, and Jill made a motion to go with Scott Trim, 2nd by Charlie, all in favor, motion passed. Bob will notify Scott Trim. Jill agreed to do the staining work when she returns in September. 6. Fiddlesticks Road Repair - Andrew is pursuing 3 quotes. 7. Pond Fountain - The pump is good, but the motor needs replacement. Parts and labor are \$985.00, and the motor has been ordered. Lonnie made a motion to ratify this purchase, and Bob 2nd, all approve, motion approved. 8. Need Update On Irrigation Wiring On Brookhaven Which ALOTT Was Approved To Do Up To \$2,000.00 - They are coming Monday, and the \$2,000.00 is expected to cover it unless something unexpected is discovered.

New Business: 1. Dawn made a motion to have Patty Burke added as a new Tall Pines board member, 2nd by Bob, all in favor, motion approved. Patty took a seat with the Board at the meeting, and the slot she is filling will be up for vote in February, 2024. 2. 10435 Pineneedles Drive (corner of Baltusrol and Pineneedles Drive) - There are dead bushes there, but before deciding on what to do with them, we need to determine if they are on common ground or on a homeowner's property. If on common ground, we will likely remove the dead bushes, and decide later on whether or not to replace them. 3. Reports that pond by clubhouse looks very bad - Pristine Ponds Aquatics, Inc. treats the pond monthly, but they will be contacted to come and look at this current problem. 4. Complaint received regarding 'cones' on Brookhaven - It was agreed to have Andrew send a letter to the homeowner that is placing them to remove them, and since the cones are on common ground, we will remove them if the homeowner does not comply. 5. Lawn Treatment - It appears we lost TPCA lawn and pest coverage at some point, discovered Sedge. Andrew will contact Eric at Green Thumb to see if our contract covers this, and Dawn will order Spectricide and ask maintenance people to spray the front island and Brookhaven for now. If Green Thumb doesn't cover it, we will ask Control A Pest and Southern for estimates to address the issue.

Walk On Topics From Board Members: 1. Dave mentioned that there is a container of stain in the guard shack that may be used for the clubhouse posts after they are repaired, if it is the right color.

Residents Comments Or Concerns (3 minutes): **On Zoom:** Dennis asked on the status of the LaQuinta Pond project. Currently there are 8 people working on draining, dredging, and fixing the spillway. A special thank you goes out to Rosemary Jaskierny for her ongoing persistence to have this issue addressed, as evidenced verbally and through applause from all Board members and residents in attendance. There is no cost to Tall Pines for the work that is being done. **Residents On Site:** A resident asked what the additional irrigation insurance covers, another reported a problem with a landscaping issue, another asked about flags being placed for the irrigation wiring project, another asked how to hire the people we use for maintenance for their own homeowner needs, discussion took place about the prospect of creating a new Community Directory (will check back later to consider this), another asked about how to address issues with neighbor's trees, and finally, a resident raised

concerns about youths driving golf carts in the community. During the meeting, Patty made a motion to add to the rules and regulations that golf carts can only be driven by licensed drivers, per Florida State law, seconded by Lonnie, all in favor, motion approved. However, following the meeting, Charlie did some checking and it was determined that the Florida State law only applies to operating golf carts on public roads. We will put a reminder in HiLites to hopefully curtail this problem.

Next Meeting Date: August 17, 2023

Adjournment: Charlie made a motion to adjourn the meeting, 2nd by Lonnie, all in favor, motion approved. Meeting was adjourned at 8:23 PM

Minutes Submitted By David Antkowiak, Tall Pines Secretary