

Tall Pines Community Association Monthly Board Meeting

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

Date: June 15, 2023

Call to Order at 7:08 PM by Dawn Horvath, President

Pledge of Allegiance was held.

Roll Call- Dawn Horvath, Jill Bell, Bob Krobatsch, Charles Kriss, Property manager Andrew George. Absent were Lonnie Buresh and Dave Antkowiak. Quorum reached.

Proof of notice-Signs posted at Tall Pines entrances, email, posted on website.

Secretary's Report-Motion by Jill 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-Given by Andrew in Lonnie's absence. Income \$18,429, Expenses \$16,369, Reserves \$6191. YTD Income \$55,994, Expenses \$39,427, Reserves \$18,573. General Operating acct \$11,733, Petty Cash \$585, Reserves \$418,764. The overage of expenses was for landscaping and tree removal and trimming work done throughout the community. Electric bill is \$900 over budget in the last 3 months. Andrew will pull last year's bills and see why there is such an increase. 3-month cd matures on June 20th and the board previously voted to reinvest. The board made a motion to move \$6840 from landscaping reserves to operating account to fund the landscaping and tree work done. Motion by Charlie, 2nd by Jill, all in favor, motion carried. Alott's irrigation bills were approx. \$4000 in April, approx. \$3000 in May, so we hope to see significant decreases each month. Andrew will continue to send the monthly bills in his monthly financial email for review.

Property Manager's Report-Andrew. 1. Financials were mailed on June 7th. 2. He maintains the irrigation calls and coordinates them. 3. He does his community drive through on Tuesdays and reports any findings to the board. 4. The contract with Tee4 trimmed the hedges and now Alott will not trim them as they say they are common area. Green Thumb has stepped in and is trimming them now at no extra cost. 5. There is a sign by the Pool/clubhouse, Get Hooked Restaurant will be opening in the fall. 6. The Storm Drain on Brookhaven was fixed today. 7. The Storm Drain on Baltusrol should be fixed tomorrow.

Announcements

Accomplishments: 1. A tree on Bayhill Ct. was removed, it was dead in the center. 2. New plants were installed at the entrance. 3. Bob Krobatsch and Slawek have been cleaning the sheds. 4. There was a dumpster issue, thanks to all involved, it got resolved. 5. Due to the lack of delivery people for Hi Lites, it will only be published online in June, July, and August. Delivery will resume in September and still looking for volunteers. 6. Wood chips on the golf cart path- Lonnie volunteered to spread the chips but someone beat him to it, so thank you to whoever did the job! It is nice to see people getting involved. 7. Clubhouse rentals were 3 in May, and we have 1 party and 2 non-Tall Pines HOA meetings booked between now and August.

Old Business: 1. Baltusrol flooding should be repaired this week. 2. Soil washout of Brookhaven was repaired this week. A motion was made to pay for those repairs out of Deferred Maintenance Reserve, Motion by Jill, 2nd by Charlie, all in favor, motion carried. 3. Clubhouse roof repair. Looking to get 3 bids, Andrew got a bid from Signature Roofing for \$1450, he will get 2 more bids. Jill made a motion to approve the bid that is lowest up to maximum of \$1450, 2nd by Charlie, all in favor, motion carried. 4. The 2 electrical outlets in front of the clubhouse will be removed and capped off as well as the outlet on the front of the clubhouse will be repaired. Andrew will also have the electrician check the pump on the pond as it is not working at this time. The electrician is scheduled for Monday 6/19. 5 We are going to obtain 3 quotes for repairs to the posts on the clubhouse. Bob K. will get a quote, Andrew will get a quote and Slawek turned in a labor only estimate. 6. Insurance quotes-Andrew is obtaining quotes as our policy renewal is July 1st. If quotes are obtained and we are going to vote on this, the board will hold a special meeting and notify residents of a special meeting date and time. 6. A resident inquired about installing a Pickleball court, unfortunately we do not have the space and the cost is approximately \$25K and up. So, this is not something we can do.

New Business: 1. Posts around the clubhouse are deteriorating and need work. The cost will be over \$1,000 so Andrew will obtain 3 bids. 2. The pressure washer needs to be replaced, after doing research the cost will be a little over \$500. Charlie made a motion to purchase a new power washer, 2nd by Bob, all in favor, motion carried. 3. Fiddlesticks needs asphalt repair/replaced. Andrew will get 3 estimates and see what they recommend we do. 4. The pond by clubhouse, the switch may need a lock on it. Apparently, it has been removed. Andrew will have the electrician look at it.

Walk on Topic by Board Members- None

Residents Comments or Concerns: 1. If Decubellis gets widened, can we get a traffic light at the intersection of Decubellis and Baltusrol? It would be a county decision. 2. If the road gets widened, we would like a wall for sound/privacy. Residents should email the county. Dawn will have Sue put something in the hi Lites. 3. If during the day someone is parking in front of mailboxes, the board can be notified and have the vehicle towed. 4. Residents of Baltusrol were concerned because sprinklers are going off 3 times a week. Andrew will contact Alott to check it out. 5. A resident of Millriver is concerned about the golf course not being mowed. Andrew will contact the county code enforcement to file a complaint.

Next Meeting: July 20th 7 PM

Motion to adjourn by Charlie, 2nd by Bob, all in favor, motion carried.

Adjournment time: 8:15 pm