

**Tall Pines Community Association  
Monthly Board Meeting**

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

<b>Meeting Date:</b> Thursday, March 16, 2023		<b>Meeting Time:</b> 7:00pm	
<b>Attendees:</b>			
	Dave Antkowiak		Dawn Horvath
	Jill Bell		Charles Kriss
	Lonnie Buresh		Bob Krobatsch
			Ameritech Rep, Andrew George

**Meeting called to Order @7:05PM**

**Pledge** of Allegiance was held.

**Roll Call** – All board members and property manager listed above present for meeting.

**Proof of Notice**- Signs were posted at Tall Pines entrances, on email, and at Clubhouse entrance.

**Secretary’s Report**

Jill made a motion to waive the reading of the February minutes and accept them as posted on Tall Pines website. 2nd by Dave, All in favor, none opposed, motion approved.

**Treasurer’s Report -**

- As a brief summary to the 2022-2023 fiscal year, Lonnie reinforced that despite increased costs associated, especially with irrigation and insurance, Tall Pines is fiscally strong, with over \$400,000.00 currently in reserves.
- For this fiscal year, Lonnie noticed that the reserve fund total under Liabilities was \$3,334 more than the money in the bank for the reserve funds. This error has existed going back to at least March of last year. An adjustment was made and the reserve fund assets are now in balance with the reserve fund liabilities.
- Over the last 3 months, Tall Pines has invested a total of \$300,000.00 reserve fund money into 5 FDIC-insured CDs. The weighted average interest rate across all 5 CDs is 4.76%. The maturity dates of the CDs are staggered, which provides penalty-free access to at least \$50,000. every three months.

**Property Manager’s Report**

- Andrew reported that the 6 month maintenance on the A/C units has been completed, with one unit receiving a minor repair. Sprinkler head cleaning and replacement is ongoing. Research is being done on the Brookhaven storm drain issue. The walkway to the gazebo had a rotten plank and was repaired. Also, the cement sidewalk at the clubhouse (tarmac) is fixed and looks nice.

**Announcements**

- Length of meeting- Dawn informed the members in attendance that there is a lot to cover in this meeting, and that it will be lengthy.
- Bill Martin submitted his resignation to the board effective 2/18/2023.

- Dawn made it a point to thank all former board members for their work for the community.
- Guard Shack Repairs are completed. Thank you to Dave, Terry and Jill. Other than donated labor and materials, the only cost incurred to Tall Pines was \$35.00 for a sheet of glass and caulking. Jill also later painted the white portion of the building.
- Required Sign for Meeting – Jill found volunteer Richard Moore to manage this, so thank you Richard for accepting this responsibility.
- Decubellis Road widening - Pasco County engineer stated road is not funded for construction until FY2025.
- Solicitation from tree company - Jill encountered a tree company soliciting for work. Jill informed him there is no soliciting permitted in this community, he stated that he understood and would not do it again. This could mislead a homeowner into thinking they are responsible for a tree, where it may not be theirs to take care of.
- Clubhouse rentals – There were 2 party rentals in March, 1 community party, and 1 River Ridge community HOA mtg per month. Additionally, there are two upcoming rentals: 1 party in April, 1 party in May

### **Old Business**

- Flooding on Baltusrol - Andrew reported that the County did a cleanout on the opposite side of Decubellis Road and he believes this issue is resolved, but we will not know how effective drainage will be until we get substantial rainfall.
- Garage Sale – This will be held March 25th from 8am-2pm. Signs will be posted by the HOA.
- There was a request by Cathy Westerman for the board to consider allowing homeowners to check out the long tables from the Clubhouse. Cathy Westerman volunteered to coordinate this, and also reported that she had arranged for an Amvets truck to be available in the Clubhouse parking lot immediately following the garage sale, from 2:00 to 4:00 PM, for people to bring leftover garage sale items that they would like to donate. Bob made a motion to allow the lending of long tables (no round tables). The motion was seconded by Lonnie. All in favor, none opposed, motion approved
- Pressure washing sidewalks - It was reported that all pressure washing that was previously authorized was completed. Some discussion took place regarding further addressing rust stains that exist on sidewalks, but due to concrete degradation from harsh chemicals needed for this process, additional consideration is needed. This will be tabled until the next meeting. Discussion also included concern that pressure washing of sidewalks in general is expensive and the problem recurs often due to the irrigation system. Homeowners who do not wish to wait for the board's decision may have this work performed at their own expense.
- Last year, there was a large focus on removal of dead trees and dangerous limbs. The board made the decision to put the focus this year on tree trimming and clean up. The cost last year was approximately \$20,000.00. Jill will accompany Andrew next week to assess current tree trimming needs. Andrew will then gather estimates for the work, which will include raising of the canopy on Baltusrol. Estimates will be presented to the board at a future meeting.
- In January, Jill presented an estimate to the board for Valley Wood landscaping. The board requested that she gather three estimates and return to a future meeting. Three estimates were obtained for this, with Florida Elements Landscape Design, LLC being the lowest, at \$3,135.00. Dave made a motion to move forward with this estimate, and Bob seconded. All in favor, none opposed. Motion approved.
- Although the board discussion in January clearly stated that the motion regarding putting reserve money into CD's was to both investigate *and* invest, the January minutes did not clearly indicate the word 'and invest'. The minutes were altered to reflect these words and

Lonnie made a motion to ratify this clarification. The motion was seconded by Charles. All in favor, none opposed. Motion passed.

- Regarding the current investment of Tall Pines reserve funds which was recently made, Lonnie made the following motion, which was seconded by Charles. All in favor, none opposed, motion passed:
  - When a CD matures, the board will consider the financial needs of Tall Pines as well as the investment opportunities available at that time. The board will subsequently provide direction to the President and Treasurer as to how the money should be allocated\*\*. The President and Treasurer will then allocate the money as directed by the board. At the next board meeting, for transparency, the Treasurer will include details of the allocation in the treasurer's report.  
\*\* Note that monies can only be allocated to a reserve fund money market account or re-invested in a 1-year FDIC-insured CD.
- Curbing near the front entrance needs repair. One estimate had been gathered, but after some discussion, the board decided to table this issue for now, until after landscaping takes place first to prevent damage to the new curbing.
- The work required to insulate and move the irrigation electrical lines along Decubellis was previously approved by the board at an amount up to \$2000. The project had been put on hold to determine when the road widening of Decubellis would occur. Since it is now clear that this won't occur until 2025, a motion was made by Bob to have Alott Irrigation move forward with this project, Charlie seconded. All in favor, none opposed. Motion approved.

### **New Business**

- The board is asking for two volunteers to coordinate Clubhouse responsibilities. We would like one person to handle and coordinate rentals, and another person to oversee the Clubhouse building. Currently Jill, Bob and Lonnie are assisting with these responsibilities until volunteers can be onboarded. Dawn asked residents in attendance to contact a board member if they know of any community members willing to perform these tasks.
- The top lock to the clubhouse should be rekeyed, and keys made for each of the current board members. The estimate is about \$400.00 to do this. Additionally we need to order more keys for residents for the bottom lock as we are starting to run low on these keys. A motion was made by Jill to move forward with rekeying the top lock for \$400, and ordering 50 new keys at a cost of approximately \$500, as well as either get new keys or change the combination on the locks for the shed, storage room and office. The motion was seconded by Bob. All in favor, none opposed, motion passes.
- Soil washout on Brookhaven (Depression/possible Storm Drain or irrigation) – Andrew will check and stay on top of this.
- Maintenance – discuss need to replace maintenance employee  
Need to compile list of all 'non-irrigation' duties previously managed by Gary – Dawn asked Bob if he and Carl Cassella would get together to compile this list, since they are probably the community members most aware of what those duties consisted of. They agreed, the board tabled this issue until the next meeting.
- Discuss what to do with shed full of tools and golf cart if maintenance employee is not hired. Board decided to table this item until a later date.
- There was discussion on review of TPCA Documents and potential amendment, as requested by homeowners at the annual meeting. Charlie did research on this item and reviewed all documents. He informed the board that changing of the documents requires approval from two-thirds of community members. However, changing the by-laws is considerably easier, requiring only 50% +1 of the quorum present. After considerable

discussion, it was agreed that if we proceed to move forward with trying to make changes, we will need to do so by September so that the attorney work and other steps could be taken which would allow voting on this item to coincide with the annual meeting and election in February 2024. Tall Pines 'Rules and Regs' should also be reviewed and revised as necessary – Charlie has agreed to do the review and report back to the board.

- The Clubhouse roof requires some repair, as do the air conditioner drain lines. Two estimates have been gathered. Out of the 2 estimates that we have so far, the work outlined is not identical but the lower bid was \$1450 not including moving the air conditioner drain lines. The higher bid was \$2225. One additional estimate will be required and will be gathered by Andrew. Additionally, tree branches will need to be trimmed over the Clubhouse roof to prevent mold growth and further damage. To expedite completion of this, Lonnie made a motion to approve up to \$2,300.00 for the repairs, and Bob seconded the motion. All in favor, none opposed. Motion approved. If we get a third estimate before the next board meeting, the board can choose the vendor via email since the expense has already been approved.
- A special thank you goes out to Sue McQueen. She has done a wonderful job in resurrecting the HiLites. Also, the board and community are grateful and appreciative of her efforts in doing this. The March issue was published electronically only (via the website).
  - The board discussed printing costs and delivery. Sue reported that Jerry and Rosemary have offered to coordinate delivery volunteers, however we will need at least 10 volunteers to deliver the newsletters. Lonnie reported there is a line item in the budget to account for the cost of the newsletter. Some printing costs can be offset by advertising. Bob will work to see what advertising he can sell, costs for ads will remain the same as in the past. The board agreed that all printing should be in black and white only. Some advertisers prefer their ads be in color, so Bob will discuss this with the vendors who purchase advertising. Andrew pointed out that the ads will also be on the community website in color. It was also requested that the next directory be in a larger font than the last one,
- The HOA president of The Woods reached out via a resident of Hunt Ridge to request that Tall Pines unlock the lock on the gate at the emergency throughway between “The Woods” and “Hunt Ridge”. No one knows for sure who put the new gate there and it appears to have to been done within the last few years. Dawn said she will make calls to get more information and we will discuss at the next meeting. This may be something the Hunt Ridge board will need to handle, depending on what information we learn.
- Bob gave an update on the Clubhouse Sound System. The installer met with Bob and Jill at the Clubhouse on 2/28. The sound system repairs have been made, at a cost of approximately \$1,000.00, everything is in good working order again.
- The last Community Directory was printed in 2019. Dawn asked if we are interested in creating an updated version. After some discussion, and some input from Dennis Babe, who created the last directory, Dawn asked for a show of hands of members present to determine how many would like to see a new directory printed. There was considerable interest from those present.
  - The directory is also a driver for collecting emails for email blast (currently at ~60%). It was decided to have Sue put a request in the next HiLites for volunteers from each HOA to assist with this. It was also decided that since many will be heading north, we will table this until early Fall when “snowbird” residents return.
- Dawn asked about well status since irrigation contract does not cover wells. The community has 13 wells in total. Andrew reported that we have 3 new pumps, no current problems with others. He pointed out that several wells or pumps are not on Tall Pines property. Dawn/Jill will attempt to talk to the new golf course owner about this to affirm

continued cooperation.

- Andrew suggested that Lonnie could approve incoming vendor payments within the Ameritech system, but Lonnie prefers not to take on that additional responsibility. Andrew said as long as bills come in for things that the board has approved, the bills will be paid. If bills come in that he is unaware of, or that have not been previously approved, he will email the board.
- Dawn suggested the board consider installing a garbage disposal in the Clubhouse kitchen sink, as the drain plugs easily and if someone renting the Clubhouse pours undesirable items down the drain it could cost us a significant plumber bill. Andrew will get estimates from plumbers and present at a future meeting.
- The computer in the clubhouse library is no longer functional. Jill offered to donate her Acer Chromebook, and Dawn offered to donate a laptop lock. A printer and ink need to be investigated.

#### **Committee Updates:**

- Men's Club – Bob talked about the St. Patrick's Day party planned for Saturday, March 18<sup>th</sup>. The April Men's Club meeting will determine any additional parties planned before summer break. Bob also indicated that the April meeting may be a free breakfast for anyone that wants to attend, in hopes of increasing Men's Club membership. Bob also reported that Men's Club recently has made donations to the following organizations: Tunnel For Towers (\$200.00), Veterans Of Foreign Wars (\$200.00), and Knitters For Charity (\$75.00).

#### **Walk on Topics from Board Members - none**

#### **Resident Comments or Concerns (3-minute limit) –**

- Several homeowners brought up issues with trees, and they were advised to email Andrew regarding this. A list will help to identify which trees need addressing, who is responsible for addressing the tree(s) in question, and in containing cost when getting estimates for dealing with multiple tree issues at the same time. Andrew reported that combining required work saves the association considerable costs as compared to performing work one tree at a time.
- Another homeowner revisited the rust problem on sidewalks, and she will receive information on a vendor to contact.
- Another homeowner suggested that we combine the maintenance duties with the clubhouse manager's duties, as part of a paid position.
- Another homeowner asked who to contact to address street light outages, and this information was given (Withlacoochee Electric has a reporting tool).
- On Zoom, homeowner Liz Antkowiak expressed appreciation for the large amount of work and issues that the current board has already addressed in a short period of time. She also made a point to especially thank Bob Krobatsch for his long-term service to the board and the community. Several other previous board members were also named in remembrance of their contributions to Tall Pines, including a reminder that without Bud, we would not have Dawn.

**Next Meeting Date:** Thursday, April 20th at 7 P.M.

**Adjournment** – Motion to adjourn was made by Lonnie, seconded by Dave, All in favor, none

opposed, motion approved.@8:50 P.M.