

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: May 18, 2023

Call To Order - 7:00 PM

Pledge Of Allegiance - Was held

Roll Call - In person, Lonnie Buresh, Charles Kriss, Bob Krobatsch, and Ameritech Representative Andrew George were present. Attending on zoom were David Antkowiak, Jill Bell, and intermittently Dawn Horvath while travelling and as able to connect. Charlie chaired the meeting.

Proof Of Notice - Signs were posted at Tall Pines entrances, on email, at clubhouse entrance, and in Hi Lites.

Secretary's Report - Motion made by Jill to waive the reading of the minutes from previous meeting, seconded by Lonnie, all in favor, none opposed, motion carried.

Treasurer's Report - Lonnie reported that in April, we had monthly income of \$18,798.00, operating expenses of \$12,612.00, and reserves of \$6,191.00. Expenses were close to budget for April, and year to date we have a net surplus of \$2,126.00. Lonnie commented that similar to last month, the reason we are showing a surplus is because some of the one-time, annual operating expenses, like insurance for the clubhouse, have not hit the books yet. If those line items were accounted for, we were slightly over-budget for the month. Our total reserve funds are \$415,942.00.

Lonnie made a motion to use irrigation reserves to pay the ALOTT invoices for services outside the contracted monthly maintenance fee, for a total of \$2,412.93, seconded by Bob, all in favor, none opposed, motion carried.

Manager's Report - Andrew reported that financials were mailed on 5/4/23, weekly Tuesday inspections continue, tree trimming continues and that there were homeowner concerns related to irrigation, landscaping, hedges, and grass.

Announcements / Accomplishments - Front Island and Brookhaven Island were both landscaped, Board members as well as Green Thumb and ALOTT have been watching both patches of sod to ensure it is getting water and looking healthy. Several trees throughout the community were trimmed. The maintenance position was filled on April 27th. Golf cart is working again. Potholes have been filled. Work is in progress to clean rust from signs throughout the community. There is a new flag at the clubhouse, donated by the Men's Club. Dawn has reached out to the County to try to learn if a wall bordering Tall Pines will be installed by the County when Decubellis is widened. Have not heard anything definitive back yet, but suggest any affected homeowners contact the Pasco Commissioners directly and request that a wall be installed. We have 65 homes which will be affected by this by either backing to or facing Decubellis.

Clubhouse Rentals Report - Since last meeting: In addition to community HOA meetings, there was a rental to "The Woods" and "River Ridge CC" for their HOA meeting, and a rental to a resident for a party on May 6th. Upcoming rentals: Anniversary party, baby shower, and a wedding, all within the next few weeks.

Old Business

1. Tall Pines Rules And Regulations Revisions - There were four revisions proposed by the Board. The first one is in the General Rules section, and the proposal is to add the words "shall be" after the word assessment. The second one is in the pet section, and the proposal is to remove wording that no animals are allowed in the common areas. The third and fourth are both in the Architectural and Landscaping Rules section. The third one proposes removing wording that exterior changes or modifications to residential dwellings or lots need to be approved by the Tall Pines Master Association, and that the Architectural Committee of each individual's HOA, or their Board Of Directors if there is no Architectural Committee would be sufficient in the approval determination process. The fourth one is to propose removal of the wording that landscaping, to include lawn care shall be maintained by the parcel owner. A motion was made by Lonnie to accept the proposed changes to the rules and regulations, seconded by Bob, all in favor, none opposed, motion carried.

2. Baltusrol Flooding And Soil Washout On Brookhaven - Currently we have two bids for this work, anticipating a third. D&D Grading is the lower of the two, at \$5,500.00. Due to the need to address this problem as soon as possible, a motion was made by Charlie to accept the lower bid, contingent on receipt of a third bid, seconded by Bob. Before the motion was approved, concerns were raised about how long we would wait for the third bid, and how quickly the vendor could begin the repair work. The third bid is expected within seven days. Motion was modified to state that we will ratify the vendor selection decision via email after the third bid was received and vendor confirmation of when the work would start. All were in favor, none opposed, motion carried.

3. Tree Trimming - Andrew reported that the vendor has two trucks that are down, causing delay in work. However, they have promised that the work would be completed by Friday, May 19th.

4. Clubhouse Roof Repair - It was decided to defer a decision on this item, pending a determination as to whether the new maintenance person may be able to do some or all of the needed repairs.

5. Update On Two Electrical Outlets In Front Of Clubhouse - They were used rarely, and determined to not be needed in the future. A motion was made by Bob to remove the two electrical outlets by the flagpole that are regularly damaged by the landscapers, and to repair the outlet on the outside front of the building, seconded by Lonnie, all in favor, none opposed, motion carried. Andrew will follow up with the electrician.

6. Golf Cart Path - Pasco Tree will be dropping off two loads of chips soon, for Lonnie and whoever else volunteers to help spread them.

New Business

1. Maple Tree Needing To Be Cut Down, Due To Liability Concerns - So far we have two bids. Bob made a motion to approve the lowest bid to remove this dying tree at 7630 Bayhill Court, seconded by Lonnie, all in favor, none opposed, motion carried. This is contingent on receiving

the third bid, and going with the lowest of the three. The stump will not be removed, to contain cost.

2. Sprinkler Parts From The Shed That Were Sold - Lonnie reported that he received the \$150.00 before the meeting, which will be added to Petty Cash.

3. Insurance Policy - Lonnie made a motion for Andrew to request bids from the two property insurance companies that were suggested, seconded by Dave, all in favor, none opposed, motion carried.

Walkon Topics From Board Members

None

Resident Comments Or Concerns

On Site - A resident asked about the prospect of adding a pickleball court in Tall Pines, and discussion mainly concluded there isn't enough room in our common area to accommodate one. A resident expressed concern about not getting an email response from Ameritech regarding report(s) of sprinkler issues, and Andrew indicated he does respond to these emails. A resident asked questions regarding the new maintenance position. Two residents expressed disappointment in the appearance of the landscaping improvements made at the Tall Pines entrance. A resident requested more information about the insurance we are requesting bids on, and there is general consensus that the cost will be high, and there are less companies to choose from.

On Zoom - No Comments

Next Meeting Date

June 15, 2023 @ 7:00 PM

Adjournment

At 7:50 PM, Lonnie made a motion to adjourn the meeting, seconded by Dave, all in favor, none opposed, motion carried.

Minutes Submitted By David Antkowiak, Tall Pines Secretary