

## TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

**Location:** Tall Pines Clubhouse, 10930 Tall Pines Blvd., New Port Richey, FL 34654

**Date:** Thursday, November 16, 2023

**Call To Order:** 7:00 PM

**Pledge Of Allegiance:** Was held

**Roll Call:** On Zoom – Dave Antkowiak, Patty Burke (later login). In Person – Jill Bell, Lonnie Buresh, Dawn Horvath, Charles Kriss, Bob Krobatsch, Carolyn Mitrius, and Ameri-Tech representative Bob Kelly substituting for Andrew George. All board members present, none absent.

**Proof Of Notice:** Signs posted at Tall Pines entrances, in Hi Lites, and on bulletin board in clubhouse.

**Secretary's Report:** Motion by Jill to waive the reading of the minutes from the last board meeting, 2<sup>nd</sup> by Lonnie, all in favor, motion carried.

**Treasurer's Report:** Lonnie reported monthly income was \$42 surplus compared to budget, monthly operating expense was \$5,888 surplus compared to budget, for a net surplus of \$5,930 total for the month. He noted that the primary reason for the surplus was from the \$6,563 insurance premium reimbursement received last month. As a result, the YTD deficit improved substantially, from \$8,417 last month, to now being at \$2,487. The general operating account has \$11,251, and petty cash is \$585. Total reserve fund balance is \$417,257. Lonnie also reported that he has been working with Andrew, Dawn and Jill on next year's budget, anticipating it will be ratified at the December board meeting.

**Property Manager's Report:** Bob Kelly reported that financials were mailed November 8<sup>th</sup>, Tuesday inspections continued, homeowner concerns were for irrigation, dogs/ADA, budget preparation with Lonnie, and trees (compiling a list of concerns).

**Accomplishments/Announcements:** **1.** Dawn reminded homeowners to hold their comments and questions until the end of the meeting, unless called upon by the board. **2.** Clubhouse Rentals Report – There are 4 rentals booked at this time. **3.** Game Night – Scheduled for Sunday, November 19<sup>th</sup>. If there is a good turnout, future dates will be planned. **4.** Bunco – For both November and December, Bunco is delayed by one week due to Veterans Day party and Christmas party. Bunco will be held on November 17<sup>th</sup> and December 15<sup>th</sup>. **5.** Christmas Party – Will be held on December 9<sup>th</sup>. **6.** Contact Form – Has been created on the website, and has 4 drop-downs. One is for contact with all board members, one is for management (Ameri-Tech), one is for irrigation (Ameri-Tech and Dawn), and the last one is for landscaping (Ameri-Tech). **7.** Discovered that 8 parcels of common area which had not been transferred from Parklane to Ameri-Tech address. Andrew submitted a request and those are now all correctly reflecting Ameri-Tech address. **8.** Lonnie replaced flag at clubhouse, as well as took care of lowering and raising it when period of mourning was declared. Thank you Lonnie. **9.** Maintenance Work – Mostly, work completed at clubhouse.

**Old Business:** **1.** Baltusrol Flooding – Jill reported that Bret from SWFWMD has been on vacation, and both Jill and Andrew have been making contacts to schedule a meeting date. **2.** Property Insurance Update – Charlie is working on setting up an appraisal of the clubhouse, since there is uncertainty if the current level of coverage is accurate. **3.** Fiddlesticks Road Repair – Jill sent an email to the vendor asking them to send Andrew proof of their license and insurance before scheduling the work, but she hasn't heard back regarding that yet. **4.** Trees – Andrew is compiling a list of trees that are of concern. Currently we have a quote from Green Thumb for trees that currently need trimming/removal. It is over \$2,000, so additional quotes will be obtained. **5.** Signature Roof Update – Patrycja noticed that some of the work on a job recently approved for the clubhouse was not completed by Signature Roof. Jill and Carolyn met with the vendor to go over this, and a reduction in payment was agreed upon. Signature Roof is providing a new estimate for additional work that needs to be done. **6.** Recap on combining landscaping services discussed at “all board” meeting on 11/2/23 – Dawn reported that at that meeting, there were more people opposed to moving forward with this endeavor, so it will not continue to be pursued. Of particular value as an outcome of that meeting is the awareness that there is

a lack of clarity as to who is paying for mowing on common properties within sub-communities. A meeting will be planned with Eric of Green Thumb to clarify this issue, especially since it would be of utmost importance if another vendor besides Green Thumb is selected in the future.

**New Business:** **1. Cleaning Service** – Previous discussion resulted in board agreement that we don't need cleaning services as often as Pair A Jacks is currently providing. They do not want to decrease their fee or schedule, but they will submit a new contract for renewal anyway. Jill has talked to two different individuals that might work out, one that would charge \$125 per cleaning, and the other that would charge \$150 per cleaning. Neither would be our “employees”, so they would receive 1099s. Dawn said that we will wait until we receive the Pair A Jacks contract before making a decision. **2. New Irrigation Vendor** – Dawn reported that the new vendor started last week, and she reminded homeowners to report any irrigation issues that may arise. **3. Stop Signs** – There are no stop signs in either location where Ravines intersect with Baltusrol\*\*, and often drivers just don't even slow down when entering Baltusrol. To hopefully resolve a potentially dangerous situation, Hunt Ridge residents asked to have stop signs installed. Bob Krobatsch agreed to get an estimate from Creative Signs for two signs, so that they match the mailboxes. \*\*On Friday, November 17<sup>th</sup>, it was clarified that there is a stop sign at the northeast corner of Baltusrol and Ravines. **4. Speed Bumps** – To reduce speeding on Tall Pines roads, some community members would like speed bumps to be considered. Charlie reported that his past experience is that speed bumps actually create liability issues. For this reason, some communities have removed them. Also, there is the cost to purchase and maintain them. The board decided it is a dead issue. On zoom, Dennis reminded the board that we previously used slow down signs a few years ago, that were effective. Dawn agreed to revisit this if there is enough interest, although she also said that kids tended to pull those signs out of the ground to steal them or just throw them somewhere they didn't belong when they were installed previously. **5. Clubhouse Cleanup** – Mulch and plants were installed around the clubhouse, which were agreed upon initially through board member email contacts. The cost is \$500, and to ratify this, Jill made that motion, 2<sup>nd</sup> by Bob, all in favor, motion carried.

**Walk On Topics From Board Members:** **1.** Jill recently called 911 to report a young male that was probably only about 14 years old and appeared to be intoxicated. He was near a pond and Jill was concerned that he might fall in and drown. **2.** Lonnie reported that the flag at the clubhouse was damaged and stuck at the top of the 40 foot pole. He asked the fire station next door for their help, and they brought their ladder truck over and removed it. A special thank you goes out to the fire department for their assistance, and to Lonnie for his work in resolving this. A new flag was installed.

**Men's Club Update:** **1.** Veterans day party – Bob reported that it was a big success. There were 103 tickets sold, a lot of people helped, food was great, and everyone had a great time. **2.** Christmas Party – Will be on December ninth at 5:00 PM, live music by Al March, tickets are \$20, catered by Slice Of Life. An email blast will be sent out on November 17<sup>th</sup> with details, and it will also be in Hi Lites. Setup will take place the same morning (December ninth) at 9:00 AM, so everyone who is available to help is welcome to do so.

**Resident Comments Or Concerns:** Residents on Zoom – Sue MacQueen asked about party setup logistics, and Liz Antkowiak thanked Bob for his efforts to keep Tall Pines parties going. Residents On Site – Topics included trees that need trimming, quality of flags that are replaced, street lights still needing new bulb(s) and the need to contact a Pasco government representative to pressure Withlacoochee for resolution, and a Hunt Ridge resident requested clarification of who is responsible to address a specific item of concern at her residence.

**Next Meeting Date:** December 14, 2023

**Adjournment:** Motion by Jill to adjourn, 2<sup>nd</sup> by Charlie, all in favor, motion carried.

**Adjournment Time:** 7:49 PM

**Minutes Submitted By David Antkowiak, Tall Pines Board Secretary**