

TALL PINES MASTER AND ALL SUB-COMMUNITIES SPECIAL SESSION BOARD MEETING

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

Date: Thursday, November 2, 2023

Call To Order: 7:00 PM

Pledge Of Allegiance: Was held

Roll Call: Ruxton 2 - Present were Donna Hoey, Charles Kriss, David Smyth. Absent was Beverly Dierking. **Hunt Ridge** – Present were Susan Gavin, Nick Vavoulis, Anne McQuade, Lonnie Buresh, Marty Giles. Absent were Bob Krobatsch, Sam Guiliano. **Ruxton** – Present were Dawn Horvath, Betty Ditzenberger, Dana Ringwalde, Maureen Johnson. Absent was Bill Martin. **Valleywood** – Present were Jill Bell, Cathy Westerman, Diane Zenchuk, Mirian Pope, Dennis Babe (on Zoom). Absent was Elizabeth Mayeux. **Spring Lake** – Present were Mary Hadnot, Chris Witaszek. Absent was Robert Brunelle. **Tall Pines** – Present were Charles Kriss, Lonnie Buresh, Dawn Horvath, Jill Bell, Dave Antkowiak (on Zoom), Carolyn Mitrius. Absent were Bob Krobatsch, Patty Burke. Also present was Ameri-Tech representative Andrew George. The meeting was open to the public, so there were several non-board members from the community present as well.

Proof Of Notice: Signs placed at Tall Pines entrances on Tuesday, and agenda on the clubhouse bulletin board.

Discussion Around Landscaping Services For The Community: Tall Pines President Dawn Horvath was the facilitator for the meeting. She opened the discussion by stating that the purpose of the meeting was to determine if there was community-wide interest in the prospect of consolidating landscaping services for the whole community into one contract. Currently Tall Pines and each sub-community has their own individual landscaping contract or ongoing agreement with the vendor that is providing that service. The main benefit of consolidation is viewed as being a substantial increase in buying power, thus reducing cost for all of the communities. Dawn's opening comments were followed by a Powerpoint presentation by Dennis Babe, who put substantial time and effort into researching and compiling data regarding landscaping services in the Tall Pines community. There were six slides in the presentation, showing size and shape of each sub-community, square footage of areas being landscaped, costs per community, costs per resident, etc. Overall, it was noted that there is substantial difference in things like cost per square foot and cost per resident in the different communities. Following this presentation and other discussion, Lonnie provided information related to eight years of experience he had working in his dad's lawnscapeing company when he was younger. Essentially, his main point was that you cannot use square footage as the only method of comparing landscaping costs, since an open field can be mowed much faster than a smaller area that has objects to mow around that require smaller equipment, or areas that require edging, leaf blowing, hedge trimming, etc. Besides landscaping and pest control, some discussion also included consideration of having one contract to include irrigation as well.

Some of the questions/concerns/comments that community members had include: **1.** Current service is working out okay, so why take the risk of changing? **2.** New contract (Hunt Ridge) needs to be completed in the near future, so there isn't time to move forward with getting all the work done to pursue consolidation before the new fiscal year begins. **3.** It would be very difficult to analyze all of the data to come up with an equitable breakdown of how much each community and its members should pay. **4.** All landscape vendors are having difficulty getting and keeping good quality workers, so work quality issues may be expected with any and all vendors. **5.** If we had one big contract and it didn't work out well, the entire community would suffer.

Following the discussion, Dawn asked for a show of hands on whether we should proceed further with this endeavor, or to drop it completely. There were considerably more members opposed than in favor, so it is being dropped completely. No future meetings are planned.

It is important to note that the research that Dennis did and the discussion that took place during this meeting combined to reveal that no one seems to be clear who is paying for mowing on common properties within sub-communities. Tall Pines pays the same fee as both Ruxton Village and Spring Lake for lawn mowing, yet the only “common area” not within another community are the front entrance and around the clubhouse. Jill and Dawn will work with Green Thumb to understand how common areas are being billed and ensure that they are not being double billed to both the sub-community and the master community.

Thank you to Dennis Babe for his extensive work in compiling and presenting the data for the meeting. As several people conveyed, it is valuable for comparative analysis in several areas. Thank you also to Dawn and Jill, and everyone else who invested time and effort into this endeavor.

Adjournment Time: 8:28 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary