

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: October 19, 2023

Call To Order: 7:04 PM

Pledge Of Allegiance: Was held

Roll Call: On Zoom – Dave Antkowiak, Patty Burke. In Person – Jill Bell, Lonnie Buresh, Dawn Horvath, Charlie Kriss, Bob Krobatsch, and Ameri-Tech representative Andrew George. All board members present, none absent.

Proof Of Notice: In Hi Lites, on signs posted at Tall Pines entrances, on email, and on bulletin board in clubhouse.

Secretary's Report: Motion by Jill to waive the reading of the minutes from last month, and accept them as posted on the Tall Pines website, 2nd by Bob, all in favor, motion carried.

Treasurer's Report: Lonnie reported September Income of \$18,654, Operating Expenses \$15,551, General Operating Account \$5,321, Petty Cash \$585. Our Total Reserve Funds are \$409,759. YTD Income is \$2,019 over budget, but YTD Operating Expenses are \$10,436 over budget, resulting in YTD Deficit of \$8,417. Lonnie reported that the primary reason we are over budget is due to the high cost of service charges from ALOTT for irrigation system repairs. He noted that irrigation costs are \$14,020 over budget, which is 98% more than was budgeted. This is the primary reason we are pursuing bids from other irrigation vendors. The most recent CD in our investment ladder matured, and in accordance with the plan previously approved by the board, \$53,000 was reinvested for one year in a CD at 5.5%. Lastly, Lonnie reported that there was good news to report regarding the hard work Charlie has been doing in pursuing reimbursement of insurance premium money we had been paying for swimming pool coverage that we didn't have access to for several years. Charlie said that today we received \$6,563 in reimbursement from the insurance company, so a special thank you goes out to Charlie for continuing to pursue this until success was achieved.

Property Manager's Report: Andrew reported that financials were mailed on October 9th, Tuesday inspections continued, homeowner concerns were for irrigation, a problem with a dog not being on a leash, and homeowners were reminded that they are required to provide proof of insurance on their homes.

Accomplishments/Announcements: **1.** Homeowners were asked to hold their comments and questions until the end of the meeting, unless specifically called upon by the board. **2.** Hi Lites – Hand delivery resumed in October. **3.** Clubhouse Rentals Report – Patrycja provided updates on this. **4.** Veteran's Day Party – Bob reported that the party is on November 11th, the cost is \$10, there will be hamburgers, hot dogs, salads, desserts. There will be a presenter from ROTC, and James LaManna from VFW. **5.** Homeowners were reminded to review the parking rules which were published on the website and in the Hi Lites. **6.** Game Night Requested – A couple residents requested that a game night be developed, so there will be an effort put forth in November to work on that. **7.** Common area between Rockville / Wingfoot Ct./ Fiddlesticks was improved. **8.** Curb at front entrance repaired. **9.** Curb at clubhouse repaired. **10.** Lonnie trimmed palm tree at front entrance. **11.** Two clocks were donated to the clubhouse. **12.** Toilet tank leak was fixed in clubhouse. **13.** Water heater was drained/flushed in clubhouse. **14.** Weeds sprayed several times on street. **15.** Globe posts at clubhouse were painted. **16.** Rust cleaned from street signs. **17.** Drains cleaned throughout the community. **18.** Benches were cleaned/refreshed. **19.** Pasco County election board was met with to plan for their clubhouse rental for upcoming election.

Board Nomination: Jill made a motion to nominate Carolyn Mitrius of Hunt Ridge to serve on the Tall Pines Board, 2nd by Charlie, all in favor, motion carried. Jill indicated that Carolyn has administrative experience that should be an asset to the board. Lonnie commented that Carolyn's seat will up for renewal in February, 2025, as will be the last vacant seat if/when that one is filled.

Old Business: **1.** Baltusrol Flooding Update – Jill awaiting information from Brett of SWFWMD, which he will be providing by the end of the month after reviewing Pasco County platt records. As a result, purchase of a trash pump that we were/are considering is on hold, until we have resolution on what can be resolved through the County and/or other responsible parties to address the flooding issue. **2.** Property Insurance Updates – Charlie reported that we are still seeking insurance quotes to adequately cover the wells. **3.** Fiddlesticks Road Repair - We have 3 estimates, but the square footage recommended to be repaired varies substantially, ranging in cost from \$4,257 to around \$80,000. Board discussion resulted in agreement on the least expensive option. Charlie made a motion to go with Gulf Coast Sealcoat, in the amount of \$4,257, 2nd by Patty, all in favor, motion carried. **4.** Renewals Of Contracts – ALOTT irrigation contract expired on 10/31/23. Due to their high cost, we decided not to renew with them. Instead, we decided to go with a 4 month contract with Rainright, so that a new contract beyond that point will be in alignment with our fiscal year. Rainright will inspect approximately one quarter of the amount of zones per month than were in the ALOTT contract, so we will rely more on homeowners in the interim to report irrigation problems. To ratify this decision, Jill made a motion to go with Rainright, 2nd by Lonnie, all in favor, motion carried. Regarding cleaning, lawn and pest bids, we are still in the process of gathering them. They will be ratified next month. **5.** Trees – Andrew has started to compile a list of tree concerns that need addressing, and the more comprehensive the list is, the more cost effective addressing the problem is. Basically, tree service vendors charge less if they can do all the work needed in a community at the same time, so homeowners should report the addresses of tree concerns to get on the list.

New Business: **1.** Clubhouse Rental Contract Change – Bob made a motion to add a \$100 cancellation fee to clubhouse rentals, if the cancellation is less than 24 hours before the rental, 2nd by Charlie, all in favor, motion carried. **2.** Donation To Men's Club For Veteran's Day Celebration – Bob made a motion to have \$150 go to each the VFW and the ROTC for the Veteran's Day celebration, 2nd by Charlie, all in favor, motion carried. The guest speaker for the Veteran's Day event is James LaManna from the VFW. **3.** Pasco Election Board Rental – The rental rate has changed from \$200 to \$300, so Dawn is working on updating the contract wording to reflect the increased rate.

Walk On Topics From Board Members: **1.** Jill said that no one should be locking the top lock of the clubhouse entrance door, then exiting from a different door. When this happens, it requires that a board member go there to unlock the door. **2.** Dave asked for help in identifying who the residents are that are making their 3 minute comments from the floor, and what they are saying. It is difficult to effectively get this information on Zoom.

Men's Club Update: Bob reported that a Christmas party is being planned for early December. The cost will be \$20, and it will be catered. Al March will provide the music. The date will be in Hi Lites, and there will also be an email blast sent out.

Resident Comments Or Concerns: Residents on Zoom – Dennis asked about the status of a meeting to discuss consolidation of landscaping of all 5 communities. Dawn said that a meeting is planned for November 2nd, which will include all sub-community board members. This meeting will also be open for all community members to attend. Residents On Site – **1.** Dominic expressed frustration that the landscaper's mulching machines cause yellow spots on the lawn, and he was advised to take the issue up at the Hunt Ridge board meeting, which is next Tuesday. **2.** Diane asked about insurance. **3.** Patrycja asked about sprinklers. **4.** Connie Rupp expressed frustration regarding a letter she received from an attorney to remove cones and reflectors. The board clarified that the reflectors are okay. **5.** Paula asked about weed spraying on roads, which was done to control weeds growing in the cracks in the roads.

Next Meeting Date: November 16, 2023 @ 7:00 PM

Adjournment: Motion by Lonnie to adjourn, 2nd by Charlie, all in favor, motion carried

Adjournment Time: 8:04 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary