

## TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

**Date:** September 21, 2023

**Call To Order:** 7:00 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 Alex Novak substituting for Andrew George. All board members present, none absent.

**Proof Of Notice:** Posted on website, and signs placed at Tall Pines entrances.

**Secretary's Report:** Motion by Jill to waive the reading of the minutes and accept them as posted on the Tall Pines website, 2<sup>nd</sup> by Charlie, all in favor, motion carried.

**Treasurer's Report:** Lonnie reported monthly income of \$18,597, expenses \$12,391, reserves \$6,191. YTD income \$112,066, expenses \$80,250, reserves \$37,145. General Operating Account has \$8,409, and \$585 Petty Cash. Total Reserve Funds \$404,012, and Lonnie noted that the fund balance dropped by \$13,062 as expected, as the remainder of our property insurance bill of \$17,732 was paid on August 7<sup>th</sup>. Lonnie also reported that the 2<sup>nd</sup> CD (50K invested in March) that we had in our investment ladder matures on 9/22/23, which will earn approximately \$1,275. Considering our reserve fund liquidity being very sound, the Board intends to re-invest this money into a 12 month CD to maintain our ladder, with CDs maturing approximately every 3 months.

**Property Manager's Report:** Alex reported financials were mailed September 8<sup>th</sup>, Community inspections on Tuesdays, homeowner concerns were for irrigation, grass, and ponds. Insurance matters still being worked on, Attorney change to represent Tall Pines was completed this past week. Jill added that AC maintenance is now scheduled to be completed all at once, and may have even been completed earlier in the day of this meeting.

**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. HiLites – Hand delivery was delayed in September due to hot weather, and is expected to resume in October. 3. Clubhouse Rentals Report – Possibly one in October and one in November, but no deposits yet. There will be 2 HOA rentals in late October, and 2 rentals are scheduled for January. 4. Clubhouse Roof Repair – Was completed within the last 2 weeks. 5. A pine tree came down along the Ruxton II hedges with Hurricane Idalia, but it fell on County property and is their responsibility to remove it. However, it did destroy some of our irrigation lines. They were repaired within a couple of days, at our cost. 6. The LaQuinta Pond dredging project that was funded by the County is now complete. 7. Posts around the clubhouse that were repaired last month were painted this month. Thank you goes out to Jill and Carolyn, who volunteered to do the painting. 8. Last month the board voted to cancel the phone in the clubhouse, anticipating saving money. Lonnie called Spectrum and, due to a promotion they have, keeping the phone bundled with internet is less expensive than the internet service alone. As a result, we are keeping the phone for another year. 9. A reminder to all residents – Each time our management company has to send a notice, reminder or any other type of mailing, it costs the whole community. That is why it is important for everyone to respond to a notice the first time, and if they have an issue, they need to contact the management company as soon as possible. 10. Men's Club Meeting/Veteran's Day Party – Bob reported that there will be a Men's Club meeting on Thursday, October 12<sup>th</sup>. He also reported that there will be a Veteran's Day party on Saturday, November 11<sup>th</sup>. The details will be in HiLites. 11. An irrigation pump lock was broken 2 separate times. It has been replaced, and ALOTT is the only one with a key. Dawn reminded the community to report suspicious behavior or vandalism. 12. There was some theft in the neighborhood recently, and PCSO apprehended the thief. Dawn emphasized the importance of keeping vehicles and homes locked. 13. Parking – Dawn reminded the community to review the parking rules which were published on the website and in the HiLites.

**Old Business:** 1. Baltusrol Flooding Update – Andrew continues working on setting up a meeting with the interested parties to work toward resolution of the problem. 2. Property Insurance Update – Charlie is working on getting quote(s) to add/increase coverage to adequately insure our irrigation system. He is also continuing to work on getting documentation that would result in multiple year reimbursement of insurance premium money that Tall Pines paid for swimming pool coverage that we didn't even have pool access to since 2017. 3. Fiddlesticks Road Repair – We still only have one estimate. We will get more, and Jill's husband Terry will also look into the matter, since he has related experience. 4. Irrigation Repairs Needed On Brookhaven – It was previously approved for \$2,000, but after ALOTT looked into it further, they found that the lines are intertwined in the hedge roots and would be more involved and more costly. This project is being tabled at this time. Road expansion may impact this also, as well as the possibility of having a new irrigation company to service Tall Pines at the next contract renewal. 5. Curbing At Front Entrance – We are still pursuing an estimate, and Bob contacted a vendor who is interested to provide one for us. 6. Renewals Of Contracts – Andrew will obtain new bids from Pair Of Jacks for cleaning, and ALOTT for irrigation. Jill is pursuing bids from other irrigation companies also.

**New Business:** 1. Irrigation Estimates From Jill – Tall Pines could possibly save money if all communities combine lawn and irrigation into one contract. A meeting is being planned with all boards to discuss this possibility. 2. Rain Sensors – Overall they are old and several are not working, so the recommendation is to replace them and consolidate them at the pump station. This will be tabled until after a new irrigation contract is completed. 3. AC Units Manfredi Maintenance Contract – Bob made a motion to renew the contract, 2<sup>nd</sup> by Lonnie, all in favor, motion carried. 4. Amendments – There are 5 amendments to the Tall Pines by-laws being proposed. Most are related to outdated circumstances, but the main one that is of concern involves changing qualifications of directors, to require that Tall Pines Board Members/Directors must be members of Tall Pines. Charlie is working with the attorney on the wording. 5. Pond Switch Off – Bob will talk to Gary, then we will have Slawek perform this function. 6. Trash Pump For Baltusrol – Consideration of purchasing one was discussed, but will be tabled until next month. 7. Irrigation Work Orders – These may need to be reviewed more closely, but a decision on what to do about it was tabled. 8. Weed Control For Tall Pines – It was decided that we will continue doing it the same way as it is currently being done for now.

**Walk On Topics From Board Members** – Dave asked Bob for clarification of Men's Club meeting date, which is Thursday, October 12th.

**Resident Comments Or Concerns On Zoom** – Dennis asked about timing of possible irrigation consolidation, to accommodate budget planning and fiscal year concerns that sub communities have.

**Resident Comments Or Concerns On Site** – 1. Billy Martin expressed frustration regarding the recent towing of his vehicle that was parked overnight at the clubhouse in violation of the current Tall Pines Community Association Parking Rules And Enforcement policy. He made multiple references to the fact that the cost to retrieve a vehicle after being towed is quite expensive. Dennis suggested and there was agreement overall that this be used as an example to be put in HiLites, so that the community is more aware of the consequences of violating this policy. 2. Betty Ditzenberger indicated that a street light is out, and Bob said to get the pole number and report the outage to Withlacoochee. 3. Another resident said that last month she reported that her sprinklers were coming on 3 times per week. The issue was not resolved, as this is still occurring. Bob said he would follow up with Andrew again on this.

**Next Meeting Date:** 10/19/23, @ 7:00 PM

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

**Adjournment Time:** 8:01 PM

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