

## TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

**Date:** Thursday, November 21, 2024

**Call To Order:** 7:01 PM

**Pledge Of Allegiance:** Was held

**Roll Call:** **In Person** – Dave Antkowiak, Jill Bell, Jim Davidson, Dawn Horvath, Charles Kriss, Bob Krobatsch, and Ameri-Tech representative Andrew George. **On Zoom** – Patty Burke. **Absent** – Carolyn Mitrius.

**Proof Of Notice:** In HiLites, and on signs posted at Tall Pines entrances.

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

**Treasurer's Report:** Jill provided the Treasurer's Report this date. Monthly income for October was \$11,036, which was a deficit of \$8,884 to budget due to Hunt Ridge's check being sent too late to be deposited in October. As a result, the November budget report will reflect a double payment from Hunt Ridge. Our monthly operating expense was \$16,924, which was a \$2,869 deficit to budget. Our reserve funding was \$5,829, and there was a monthly net deficit of \$11,753. YTD income is \$152,081, YTD operating expenses are \$119,997, YTD reserve funding is \$46,632, and due to storm cleanup of \$2,314, and Hunt Ridge check not being deposited, there is a YTD net deficit of \$14,548. A reserve fund CD matured the first week of October, and the \$55,000 principal and interest were reinvested in a new CD at 4.45% with a maturity date of 11/17/25. Another CD was called early (10/28/24) which Lonnie had reinvested at 4.6% interest.

**Property Manager's Report:** Andrew reported that financials were mailed on 11/7/24, weekly inspections were done on Tuesdays, and homeowner concerns were related to irrigation and tree debris in Hunt Ridge on common ground.

Regarding the repairs needed on the gazebo, we have 2 bids and Andrew expects the 3<sup>rd</sup> one to be received the next day (11/22/24). Discussion that ensued on this project resulted in a plan to determine if a group of Tall Pines volunteers could do some or all of the work and save a substantial amount of money for the community. Andrew indicated that the hand railing repair may be the most difficult to do, but if volunteers can do the foot railings, our overall cost would be substantially reduced.

Regarding future planning, the board agreed to cancel the regular board meeting that would have been scheduled on 12/19/24, and instead hold a board meeting on 12/12/24 that will only address the Tall Pines budget. The Tall Pines annual meeting was also confirmed for 2/20/25.

**Accomplishments/Announcements:** **1.** Reminder to hold questions and comments until the end of the meeting. **2.** New laws went into effect on 7/1/24 which allows towing companies to charge more. Be aware of parking restrictions as the towing company we have contracted with comes through the neighborhood and is allowed to tow anyone who is not complying. This does not require intervention from the board. Towing could be as much as \$500 or more. **3.** Parking at the clubhouse overnight requires a pass from any board member. You can find their numbers in the HiLites. **4.** Residents should report any tree issues via the contact form on the website. Keep in mind Tall Pines only handles trees on common property. For more detail refer to the front page of the last edition of HiLites community newsletter. **5.** The board agreed to have Pasco Trees come in and complete the tree work we discussed previously. There were a couple dead trees and a tree which was severely damaged in the storm. **6.** Please do not feed the wildlife – that includes alligators, ducks, etc.

### **Old Business:**

**1. Baltusrol Flooding** – Charlie reported that Gracewood's attorney responded to our attorney's demand letter with 3 requests, which we agreed to. The first was an extension for them to make a formal response until 12/16/24. The second was to have a conversation with our contractor that did the blowout of debris, and the contractor has agreed to do that so that Gracewood can get a quote for a

continuing maintenance program. Third, they also asked to meet on-site with the drain engineer that we contracted with to determine exactly what he found to be the problem. That meeting is scheduled for 12/5/24. That will be at our expense initially, but will be added to the spreadsheet that we are compiling regarding Baltusrol flooding expenses of, and pursuing reimbursement for from Gracewood. Meanwhile, the drain is working very well at this time.

**2. Irrigation** – The board agreed to cancel the contract with Rain Right Irrigation by exercising our 60 day cancellation clause in the contract. The board agreed to hire Local Irrigation to begin at the end of that 60 days, starting on 1/1/25. Rain Right will continue to service our irrigation needs through 12/31/24. Requests should still be emailed. Beginning 1/1/25 those requests will go directly to the new irrigation vendor without a board member needing to compile them. When Local Irrigation performs work, they will leave a door tag on the resident's home to advise they were there and did work.

**3. Gazebo Boards And Rails** – This topic had some discussion earlier in the meeting. Dawn did a reminder that the bridge and gazebo still should not be used by anyone. A resident noticed that teenagers had disregarded the barriers/signs and were on the bridge, so Dawn will have Sue put a note in HiLites for residents to call the police if they see this happening. Regarding the alligator, Jill said the person who checks on that came back out again, but did not see evidence of the alligator.

**4. Mandatory Inspection At Clubhouse By Fire Marshall** – Andrew reported that all remediation has been completed successfully.

**5. Smoke Detector Replacement With Alarm** – Bob reported that for \$60 per month for installation and operation of this system, the fire department would receive an alarm directly if the clubhouse had a fire. Considering the possibility of a fire when the building is vacant, the likelihood of minimizing damage to the building with this system is especially important for its implementation. Charlie has contacted our insurance company to see if it would reduce our annual premium, and they confirmed that our premium reduction would be \$45 for the year. Bob made a motion to go with Safe Home Security for the \$60 per month service, 2<sup>nd</sup> by Dave, all in favor, motion carried. Bob will contact them to notify them of approval.

**6. Requests To Landscape The Circle At Baltusrol And Pineneedles** – Jill reported that we have 3 estimates to complete this work. After adjusting for similar services, Florida Elements is the lowest at \$3,200. Patty made a motion to go with them, 2<sup>nd</sup> by Bob, all in favor, motion carried. Jill will contact them to begin work.

**7. Status Of Clubhouse Shed Roof Damaged By Vendor** – Andrew reported that the vendor took care of this getting fixed. When the damage occurred, it appeared the floor may have also been damaged. The vendor will meet with Patrycja to assess the floor damage, which may just need a new sheet of plywood.

**8. Status Of Homeowner Tree Left On Common Property** – This had been briefly discussed earlier in the meeting, and Andrew is working on it.

#### **New Business:**

**1. Resignation Of Lonnie Buresh, effective 11/6/24** – Jill is temporarily stepping in as treasurer until a permanent replacement is selected.

**2. Revisit Tabled Item** – We determined we would discuss redoing the clubhouse bar in the fall, and Jim agreed to look at this and come up with something to report back on in January, 2025.

**3. Revisit Tabled Item** – We determined we would discuss doing a directory. This item was discussed in conjunction with the next item (#4), which is Email Distribution List – Need To Increase Participation. After considerable discussion, it was agreed that the annual meeting packet include documents that help us prepare a new directory as well as increase the number of residents that provide email addresses to be included on the email distribution list. In an effort to increase responses from residents, Patty made a motion that the return envelopes in the packet include paid postage, 2<sup>nd</sup> by Charlie, all in favor, motion carried. Dawn and possibly other board members will help to write

something to be included in HiLites regarding the importance of our efforts in this endeavor, including the potential cost savings over time.

**5. Preparation For Budget** – Andrew provided a draft budget that was included in the board meeting packet for board members to review for the December meeting.

**6. Discussion On Whether To Renew Rental To Pasco County For Voting During 2025** – Concerns expressed were that during the most recent voting event, the door was left open and the A/C ran excessively, their equipment is stored ahead of time which restricts usage of part of the clubhouse, they didn't remove signs they were supposed to, their contract had a lot of detail that we normally don't have with other rentals we do, they complained about not having coffee made for them, etc. It was agreed we will wait until they contact us again, and consider whether to rent to them at that time.

**Walk-On Topics From Board Members:** None

**Social Club Update:** Bob reported that the Christmas party is Saturday, December 7<sup>th</sup> at 5:00 PM. It will be catered by Slice Of Life, with Al March providing live music. The cost is \$20 per person. Bob said that decoration of the clubhouse for this event will take place the same morning as the next Social Club meeting on Thursday, December 5<sup>th</sup>. The meeting starts at 8:00 AM and includes a full breakfast, to be followed by decorating at approximately 9:00 AM. Assistance from our community for decorating is needed and welcome, as well as attendance at the preceding Social Club meeting.

**Resident Comments Or Concerns:**

**1. Residents On Site** – No comments

**2. Residents On Zoom** – No comments

**Next Meeting Date:** December 12, 2024 (Reminder that this will be a budget meeting only)

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

**Adjournment Time:** 8:35 PM

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