

## TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

**Date:** August 15, 2024

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

**Pledge Of Allegiance:** Was held

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

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

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

**Treasurer's Report:** Lonnie reported monthly income for July was \$20,326, which was a \$442 surplus to budget. Monthly operating expenses were \$11,037, which was \$3,018 less than budget. There was a monthly net surplus of \$3,460 to budget. Year to date, we have a \$4,268 deficit to budget. There is \$5,830 in our general operating account, \$585 in petty cash, and \$466,646 in total reserve funds. Lonnie commented that there were no outlier expenses or income for the month. The CD that is invested at SouthState will mature on August 23. We have \$104,414 invested at 4.75% for a 7-month term. Interest earnings should be just under \$2,900 at maturity.

**Property Manager's Report:** Andrew reported that financials were mailed out the first week of August, Tuesday inspections continued, homeowner concerns were irrigation, trees, and the golf course not being mowed. Irrigation concerns are being addressed, there is a delay in addressing the tree concerns, and the owner of the golf course is not responding to pressure to mow. According to the County, the golf course owners are returning the golf course “to the wild” and do not plan to continue mowing it. Andrew suggested that homeowners should continue to complain to the County, which adds to the pressure to have the problem addressed. Besides the mowing issue, tree problems on golf course property that are at the edge of the golf course that border Tall Pines HOAs are also a problem not being addressed. Dawn made a point of having the minutes include advice to homeowners that if they feel a golf course owned tree is a danger to their house, they should send a “Certified” letter to the golf course owner about the problem. If it is not done this way, homeowners' insurance policies may not cover the damage. Jill suggested that the name and address of the golf course owner(s) be placed in the next HiLites edition.

Regarding House Bill 1203, Andrew reported several areas of clarification. Board members need to complete a 4 hour training and provide certification, picture ID needs to be on file, and other areas of clarification will be provided over time.

Andrew also provided some clarification related to service dogs and emotional service dogs. Basically, individuals with disabilities that get doctor certification to have service dogs have substantial rights to have them in places where they would otherwise be prohibited, to help accommodate/mitigate disability imposed limitations.

**Announcements/Accomplishments:** **1.** Dawn reminded meeting attendees to hold questions and comments until the end of the meeting. **2.** Reminder – Irrigation vendor only comes twice per month, so homeowners need to utilize the contact form on the website in advance in order to have needs/problems addressed on a timely basis. Also, homeowner projects that require irrigation changes are at the expense of the homeowner. **3.** New laws beginning 7/1/24 allow towing companies to charge more for towing, so Dawn again this month emphasized compliance with our parking policy that can avoid towing charges that could exceed \$500. **4.** Storm cleanup was conducted by Green Thumb for a couple days after tropical storm Debby went through. **5.** Homeowners were reminded to use the contact form on the website to report any tree issues. **6.** Jim filled another washout spot near the clubhouse with stone. Thank you to Jim. **7.** Baltusrol drain pipe was blown out to free debris, but this

is a temporary fix. **8.** Withlacoochee raised the electric components in the box by where flooding is/was occurring. **9.** Reminder that there will be voting at the clubhouse on Tuesday, August 20, so it will be unavailable to residents for other purposes from Monday night (setup) through Tuesday. **10.** A neighborhood group is hoping to start a regular canasta game. If interested, contact Rosemary Jaskierny. **11.** There have been reports of an aggressive dog in the neighborhood. If residents personally encounter this, contact animal control and report it rather than reporting to the HOA. **12.** Thank you to Bob, Jim and Jerry for taking the trash pump to the repair shop and bringing it back. **13.** The sign posted at our entrance is posted on County property, so we cannot have it removed. **14.** Garage sale is on October 19, or October 20 if the 19<sup>th</sup> is a rainout.

**Old Business:** **1.** Insurance Update: Charlie reported that our insurance company is requiring that we trim trees overhanging the clubhouse, and that we submit before and after color pictures when complete. The tree trimming has been completed, and the pictures will be provided. Regarding the prospect of getting an appraisal for the replacement cost of the bridge and gazebo, Charlie is still working on finding a company to do this, and we'll revisit this next month. **2.** Baltusrol Flooding: Gracewood has not responded to our attorney letter, so the board has agreed to engage a civil attorney to file suit and recoup our damages as well as force maintenance of the drain pipe. Scoping was done the previous week which was successful at providing a temporary opening of the drain, and Andrew obtained an estimate for a 2<sup>nd</sup> scoping and blowout if/when needed. The first charge was \$3,900, and the second estimate is for the same amount. Since they used 2 tanks of water on Baltusrol, they were not able to address the drain on LaQuinta. If a second scoping and blowout is approved, LaQuinta will be addressed at that time. After considerable discussion on the issue, it was agreed that Andrew will go back to Brett of SWFWMD for clarification on the permit renewal issue, Charlie will continue to pursue finding an appropriate attorney for us to use in the lawsuit, and we will continue to monitor the situation. On a contingency basis, Lonnie made a motion to approve another \$3,900 for the same company to do another blowout with 2 tanks of water, 2<sup>nd</sup> by Jim, all in favor, motion carried. During this discussion, Lonnie also made a motion to pay \$1,878 of the first blowout cost out of General Reserve fund, and the remaining balance of \$2,022 out of Deferred Maintenance Reserve fund, 2<sup>nd</sup> by Charlie, all in favor, motion carried. **3.** Gazebo Boards And Rails: Andrew reported that vendors have been extremely busy and haven't been able to get bids for us to do these repairs. We anticipate getting bids also for full replacement. Meanwhile, Slawek was asked and agreed to provide boards to block people from trying to access the bridge and gazebo. **4.** Watering Variance Request Status: Bob basically summarized that the application is extensive and difficult to get accurate and/or complete information for, and in order to provide this on several parts of the application, it is still being worked on. Bob is still hopeful for approval, once all the information is satisfactorily provided. **5.** Dead Trees: Several trees on common property were removed, storm cleanup was approved, and due to additional work needing to be completed, we're getting new bids. Dawn spoke with an arborist on the beetle infestation issue, and he basically confirmed similar information that we have been getting from several sources, and that is that the beetles attack stressed and/or dying trees, not healthy trees. The arborist stated it would be a waste of money to come do an inspection as was discussed at the last board meeting, and that the association should just remove the trees when they are dead.

**New Business:** **1.** Irrigation: Dawn recommends that when we need to renew our irrigation contract, we should have them bid for weekly service to better meet our needs. **2.** Homeowners Insurance Proof: Homeowners need to provide this to their management company, as required. Overall, compliance has been low, so we will continue to secure these. **3.** Maintenance On The Tall Pines Golf Cart Issue: Slawek fixed the cable that corroded and broke, and the cart is working fine now. The batteries are only about 3 years old, so we are fine there for now.

**Walk-On Topics From Board Members:** Bob started discussion on updating our telephone directory, and said he would ask at the October social club meeting if there are any volunteers willing to work on this. Dawn or Bob will ask Sue to put something in HiLites, indicating that residents with records in

the previous directory will be included in a new directory, unless they notify us of their objection to doing so. Jill suggested we use the annual meeting mailing of documents to assist with securing information for, and agreement to being put in the directory. Also, current records that some HOAs already have on file will help in providing information that is needed.

**Social Club Update:** Bob said the next meeting is in October, and he confirmed plans for a Veteran's Day party. Also in the plans is a movie night, which will be in HiLites and will take place somewhere around September 25.

**Resident Comments Or Concerns: On Site** - Several residents expressed concerns with irrigation problems at their residences, which emphasize the importance of increasing the level of irrigation service that we contract for at the next contract renewal. Our intention to do this had already been discussed previously in the meeting, and these resident concerns reinforce that plan.

Other on site resident concerns were related to flooding problems and resolution.

**On Zoom** – None

**Next Meeting Date:** September 19, 2024 Dawn will be up North during that meeting, and in her absence, Jill has agreed to chair the meeting.

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

**Adjournment Time:** 8:44 PM

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