

# **TALL PINES COMMUNITY ASSOCIATION BOARD MEETING TO ADOPT THE 2025-2026 FISCAL YEAR BUDGET**

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

**Date:** December 12, 2024

**Call To Order:** 7:03 PM

**Roll Call:** Dave Antkowiak, Jill Bell, Patty Burke, Jim Davidson, Dawn Horvath, Charlie Kriss, Bob Krobatsch, Carolyn Mitrius, and Ameri-Tech representative Andrew George.

## **Agenda Items**

**1. Certify Quorum Of Board And Membership:** All current board members were present, and quorum was established.

**2. Proof Of Notice Of The Meeting:** Signs were put out at Tall Pines entrances, it was on the website, and on 11/27/24, Ameri-Tech mailed packets with meeting date and budget documents to all homeowners.

**3. Vote To Roll Over Excess Funds:** Of the 65 homeowners that voted either in person or by proxy, all 65 voted yes to roll over excess funds from the 2024-2025 fiscal year to the 2025-2026 fiscal year. Andrew noted that by doing so, we avoid paying income tax on any excess funds that we might have at the end of this fiscal year.

**4. Board Approval Of 2025-2026 Annual Budget:** Dawn noted that when the budget packets were mailed out, there was a projected increase of one dollar per month that homeowners would need to pay for the Tall Pines HOA portion of their monthly dues, from \$62 to \$63. However, after Jill did an extensive assessment of our short and long term budget needs that all board members considered and were in agreement of, the needed increase is four dollars per month, to \$66. During the meeting, Dawn went over the budget line by line regarding the dollar amounts and the percentages of increases or decreases in each category. Significant increases are in insurance, irrigation, paving reserves, and there are new expenses for a clubhouse fire alarm system and a new website requirement that Ameri-Tech will need to implement for us to legally adhere to. There is a significant decrease in projected cost for janitorial cleaning of the clubhouse, and a few other areas had decreases.

The total projected operating expenses for the 2025-2026 fiscal year are \$178,570, total projected reserves are \$75,254, for a total projected budget of \$253,824. Charlie made a motion to adopt the budget as presented, 2<sup>nd</sup> by Jill, all in favor, motion carried.

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

**Adjournment time:** 7:24 PM

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