

TALL PINES COMMUNITY ASSOCIATION AMENDMENT MEETING

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

Date: Thursday, February 15, 2024

Call To Order: 7:04 PM, with all board members present, including Patty on Zoom.

Proxy Certification And Establishment Of Quorum: Andrew reported that certified proxies and homeowners in attendance combined were 110, so the 106 minimum for quorum was established.

Proof Of Notice: Signs posted at Tall Pines entrances, in packet mailed to members, in Hi Lites, and on the clubhouse bulletin board.

Results Of Proposed Amendment Change Votes: While Andrew counted the votes, Dawn provided brief summaries of each amendment, which all homeowners were mailed a copy of and are outlined below:

1. Articles of Incorporation VI Section E: Reduces the quorum number from 1/3 of voting membership to 25% of voting membership, making it easier to reach the quorum number.
2. Articles of Incorporation Article VII: Increases the minimum number of directors required on the board, from 3 to 5.
3. By-Laws Article III, Section 4: Mirrors the first proposed change, reducing the quorum number from 1/3 to 25%.
4. By-Laws Article III, Section 7: Explains who can be the designated voter for properties held in a company or trust's name.
5. By-Laws Article IV, Section 1: Mirrors the second amendment, increasing the minimum number of directors required on the board, from 3 to 5.
6. By-Laws Article V, Section 1: Takes out the use of a nominating committee and includes the wording for using intent forms and states that nominations must be members of the association, homeowners.

When the ballot count was concluded, Andrew reported that all 6 of the proposed amendments passed, determined by receiving a majority of yes votes from the quorum members that actually voted on the amendments. Following is a tally of the votes for each of the amendments:

1. 76 yes, 23 no
2. 78 yes, 13 no
3. 88 yes, 15 no
4. 84 yes, 18 no
5. 83 yes, 17 no
6. 75 yes, 25 no

Addendum: Following the meeting, Andrew indicated that a number of voters/votes were not completely accounted for yet when he reported them initially during the meeting, which would not possibly change the amendments from passing. He agreed to send the accurate totals the next day, which were sent on Friday, Feb 16, 2024. Following is a listing of the complete and verified numbers, which are being included in the minutes that will be published:

Total number of members in attendance and by proxy:

112

Tally of the votes for each of the amendments (57 or more yes votes needed for passage):

1. 81 yes, 23 no
2. 83 yes, 19 no
3. 79 yes, 25 no
4. 86 yes, 17 no
5. 86 yes, 18 no
6. 85 yes, 15 no

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

Adjournment time: 7:11 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

TALL PINES COMMUNITY ASSOCIATION ANNUAL MEETING AND ELECTION OF DIRECTORS

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

Date: Thursday, February 15, 2024

Call To Order: 7:12 PM, with all board members present, including Patty on Zoom.

Chairperson Appointment: Charlie made a motion to appoint Ameri-Tech representative Andrew George as chairperson of the meeting, 2nd by Dawn, all in favor, motion carried.

Proof Of Notice: Signs posted at Tall Pines entrances, in packet mailed to members, in Hi Lites, and on the clubhouse bulletin board.

Proxy Certification And Establishment Of Quorum: Andrew reported that certified proxies and homeowners in attendance combined were 110, so the 106 minimum for quorum was established.

Reading Or Waiver Of Minutes Of Last Members' Meeting: Charlie made a motion to waive the reading of the minutes of the last meeting, 2nd by Dave, all in favor, motion carried.

Election Of New Directors: Four people submitted a Notice Of Intent To Be A Candidate For The Board Of Directors. Three of those are current board members with expiring terms, including Lonnie Buresh, Patty Burke, and Bob Krobatsch. The fourth is James (Jim) Davidson. Andrew called for candidate nominations from the floor, which produced no additional interested candidates. Since there were four candidates for four open positions, no voting of candidates was necessary. In introducing himself, Jim indicated that he has been a full-time resident of Tall Pines since August of last year. His background includes service in the Navy, college training in architectural engineering, past employment with Delta Airlines, county commissioner in Georgia, experience in building and construction, and he listed several hobbies and interests. The board extended a warm welcome, and invited him to join them at the board table.

New Business: There was no new business, so the meeting advanced to the open forum from the floor: One community member commented that the clubhouse sound system has worked poorly for many years, and is still a problem. He suggested that board members just speak louder without using the microphones, because the sound is clearer that way. Dawn said Bob is working on the issue, and we may need to hire a different company to fix the sound system problem. Another community member commented that the current board is doing a great job, and the board expressed appreciation to hear that.

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

Adjournment Time: 7:18 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

TALL PINES COMMUNITY ASSOCIATION BOARD OF DIRECTORS ORGANIZATIONAL MEETING

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

Date: Thursday, February 15, 2024

Call To Order: 7:19 PM, with all board members present, including Patty on Zoom.

Chairperson Of The Meeting: Dawn chaired the meeting.

Appointment Of Officer Positions: Charlie made a motion that all of the officer positions continue with the same people, 2nd by Patty, all in favor, motion carried. To confirm this, Dawn continues as President, Jill as Vice-President, Lonnie as Treasurer, and Dave as Secretary.

Adjournment: Dave made a motion to adjourn, 2nd by Charlie, all in favor, motion carried.

Adjournment Time: 7:21 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary