

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: July 18, 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, and joining the meeting on zoom after it started, Jill Bell and Carolyn Mitrius. Absent – Patty Burke.

Proof Of Notice: On clubhouse bulletin board, in Hi-Lites, on the website, and on signs at Tall Pines entrances.

Secretary's Report: Charlie made a motion to waive the reading of the minutes as published from last month, 2nd by Jim, all in favor, motion carried.

Treasurer's Report: Lonnie reported that for the month of June, we had income of \$20,269, which was a \$385 surplus to budget. Operating expenses were \$33,821, which was a \$19,766 deficit to budget. Lonnie commented that this was anticipated and expected, since approximately \$25,000 of this expense was for our annual insurance premium. Year to date, we have a \$7,729 deficit to budget, which Lonnie anticipates will be made up later in the fiscal year. There is \$2,369 in our general operating account, \$585 in petty cash, and our total reserve funds are \$456,453. One of our \$50,000 CDs matured, and combined with mid year interest earnings from one of our other CDs, a new CD was re-invested in the amount of \$54,000, at a 5.4% interest rate and a maturity date of 7/9/25. The insurance item was further explained by Charlie, who worked hard to make sure we are adequately insured, and we are also saving approximately seven thousand dollars by not just renewing with our previous company. We were not previously insured for the gazebo and walkway on the pond, but before we decide on whether or not to insure it now, Andrew will seek more quotes on the cost to make the repairs that are needed.

Property Manager's Report: Andrew reported that he has been doing weekly inspections, and the main homeowner concerns have been related to irrigation and trees. Most of Andrew's report was related to needed tree trimming and/or removal, and estimates are being obtained.

Announcements / Accomplishments: **1.** Dawn reminded homeowners to hold questions and comments until the end of the meeting. **2.** Homeowners were again reminded that irrigation workers only come twice per month, so it is necessary to plan ahead. Irrigation issues should be reported through the website contact form in order to be placed on the next work order. Carolyn has been doing a great job of maintaining the work requests and submitting to the vendor. **3.** Dawn reported that due to new legislation that went into effect on 7/1/24, towing companies can charge more. Towing could be as much as \$500 or more, so Dawn reinforced the importance of complying with our parking policy, and that permits for parking at the clubhouse can be obtained. **4.** The board agreed to handle an emergency tree which died within ten days, had a beetle infestation, and was leaning and threatening to fall on several car ports. Multiple bids were received, and we chose the middle bid because they were able to respond faster (it was cut down on Tuesday) to avoid the possibility of the tree falling. Homeowners were advised to check their trees to see if beetle infestation is a widespread issue. **5.** A large tree branch came down on Piping Rock, and was removed by Green Thumb over the 4th of July. **6.** Residents were reminded to report any tree issues via the contact form on the website. **7.** The golf course is not being mowed regularly, so code enforcement has been contacted. It will probably take a couple of weeks for the owner to receive the violation notice. **8.** Fire extinguishers were recharged by American Fire this week. **9.** Nice improvements were made by Patrycja and Slawek at the clubhouse, including new bulletin boards and decorations around the kitchen.

Old Business: **1. Insurance Updates** – Covered earlier in the meeting. **2. Baltusrol Flooding** – Attorney sent letter 6/28/24 to neighboring HOA (Gracewood), but they have not responded yet. After

8/5/24, we can file a complaint in court, and ask for a judgement against them. Pump Refund – The pump we purchased hasn't worked well. We attempted to return it to Harbor Freight, but they told us to just keep it and have refunded our payment in full. It will be taken to a small engine shop to check it out, so it can be available for future use. To make sure we had a working pump available, we rented one from Home Depot for 2 weeks, and it will be returned on 7/21/24. Andrew obtained estimates for companies to use water pressure to remove blockage(s) to resolve the flooding situation on Baltusrol. The lowest bid is \$3,900 from Old South. Lonnie made a motion to go with that company, 2nd by Dave, all in favor, motion carried. Andrew will contact them to move forward with this, which they reportedly can do within a few days. There also seems to be some issues with the drain on LaQuinta, so that will need to be addressed as well. Gracewood submitted a contract to rent our clubhouse on 11/13/24, and paid a deposit. They have not responded to the attorney letter on the flooding issue, so if they do not respond by the 8/5/24 deadline, we will return their deposit and refuse to rent to them. In support of this, Bob made a motion to cancel the rental agreement on 8/6/24, 2nd by Carolyn, all in favor, motion carried. **3. Fountain In Gazebo Pond** – It has been cleaned and is working properly, and extra algae treatment is in process. **4. Gazebo Boards And Rails** – We are still waiting for 2 bids, so it is being tabled until next month. **5. Watering Variance Request Status** – The paperwork that needs to be completed is extensive, and Bob will get help from Andrew and whoever else can provide the information they are requesting. **6. Additional Washout Behind Clubhouse** – Jim reported that the stone he installed previously is working out well, so he will address the additional area when he is able. The board expressed appreciation for Jim doing this, which saves Tall Pines significant money. **7. House Bill 1203** – Andrew provided detail on this. It affects sub-associations more than master associations. Some main points are: **1.** Architectural Committees can no longer deny any form of hurricane protection, but they can control colors, styles, location, and how it is shielded. **2.** Websites have to be updated, and have to include more items, including budgets, financial statements, all of the documents, and completion of training requirements. **3.** Board members must provide photographic identification to the management company to keep on file, but not on the website. **4.** Minor changes to records retention policy. **5.** Bids and contracts need to be on the website 2 weeks in advance of board meetings, and included in the agenda before they can be discussed at board meetings. Emergency situations can still be addressed, and Andrew noted that some of the new rules are being contested and may change. **6.** Residents with commercial vehicles can park them in their driveway, if it is their “daily driver” vehicle, and is less than 26,000 lbs. **7.** Trash can violations for garbage pickup are much more lenient. **8.** More clarification is needed on continuing education requirements. **9.** Acceptable proof of identification is either a driver's license/state issued identification, or passport.

New Business: **1.** Bob and Jim met with a forest ranger from the Department Of Agriculture. He doesn't think there is a beetle infestation issue, whereby they kill the trees. The beetles attack the trees when they are stressed or already dying. The board agreed we need an arborist to better assess the problem. Dawn will call an arborist to get initial information on how to proceed. **2.** Andrew has 2 of 3 estimates to trim and remove trees as appropriate. Charlie made a motion to go with the lowest of the 3 bids, Lonnie 2nd, all in favor, motion carried. **3.** With costs increasing on many things, the need to increase the limits for board members was discussed. Currently, board members can approve up to \$300, officers can approve up to \$500, and anything over \$1,000 needs 3 estimates. It was agreed to increase these levels to \$500, \$1,000, and \$1,500 respectively. Also, if we cannot get 3 estimates for the items over \$1,500, we will go with the estimates we can get. Jim made a motion to do these increases, 2nd by Jill, all in favor, motion carried.

Walk-On Topics From Board Members: None

Social Club Update: Bob reported that the next thing to plan for will probably be Veteran's Day, unless something comes up before that.

Resident Comments Or Concerns: **1.** A resident expressed concern about a tree problem on their property, related to their financial responsibility to address it. **2.** Another resident commented on

flag(s) needing replacement, and this will be addressed soon. **3.** Another resident asked about the gazebo. To be safe, caution tape has been installed to prevent people from entering it. **4.** Another resident asked about getting a parking pass for her daughter, which they will be provided. **5.** Another resident asked what we are going to do with the pump. It was noted we will get it fixed, and after that, we need backup people to be on call if flooding occurs during absence of Patrycja and Slawek.

Next Meeting Date: August 15, 2024

Adjournment: Motion by Charlie, 2nd by Jim, all in favor, motion carried.

Adjournment Time: 8:23 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary