

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: June 20, 2024

Call To Order: 7:00 PM

Pledge Of Allegiance: Was held

Roll Call: On Zoom – Dave Antkowiak, Jill Bell. In Person – Lonnie Buresh, Patty Burke, Jim Davidson, Charlie Kriss, Bob Krobatsch, Carolyn Mitrius. Also in attendance was Ameri-Tech representative Andrew George. Board President Dawn Horvath was absent, and in her absence, Charlie Kriss chaired the meeting.

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

Secretary's Report: Dave made a motion to waive the reading of the minutes from the previous month, 2nd by Patty, all in favor, motion carried.

Treasurer's Report: Lonnie reported that for the month of May, we had income of \$19,744, which was a \$140 deficit versus budget. Our operating expenses were \$12,457, for a surplus of \$1,598 versus budget. There was a monthly net surplus of \$1,459. Year to date, we have a net surplus of \$11,652. Our total reserve funds are \$450,344. Lonnie commented that building maintenance costs were high for the month, mostly due to replacement of the water heater in the clubhouse. Part of the monthly surplus was because Rain Right didn't submit all of their monthly bills until after the treasurer's report was prepared. Lonnie also said that one of our CDs will be maturing on 6/28/24, and he will work with Raymond James on reinvesting those funds in a new one year CD.

Property Manager's Report: Andrew reported that financials were mailed out June 5th, inspections were made on Tuesdays, homeowner concerns were for irrigation, lawns, and trees. A list of needed tree work is being compiled, which includes trimming and removal of some dead trees as well.

Accomplishments / Announcements: **1.** Homeowners were asked to hold their comments and questions until the end of the meeting. **2.** Charlie reminded everyone that our irrigation company only comes out 2 times per month. Therefore, homeowners who have special needs or concerns for irrigation need to convey them as soon as they are aware of them, in order to address them on a timely basis. Carolyn monitors the contacts that are submitted through the contact forms on the Tall Pines website and notifies the irrigation company of the issue. Also of note, Bob submitted a request for a waiver to allow us to increase the frequency of our irrigation schedule, but hasn't received a decision on that yet. **3.** Bob reported that for a monthly fee of \$60, people can purchase access to the pool on the weekends, but many details are not clear yet. Concerns expressed were that the fee seems somewhat high, especially since access times are limited as well. **4.** The clubhouse was found with the side door unlocked after someone left, so homeowners were reminded to lock all doors when leaving.

Old Business: **1.** Property Insurance Updates – Charlie has been researching this important issue, and the current proposal that he is recommending is through ICAT, which is a highly reputable, well funded, and highly rated company. Consideration of whether to select 5% or 10% deductible on wind/hurricane loss to the clubhouse was discussed, which amounts to risk of \$60,000 (5%) versus \$120,000 (10%). The 10% deductible would amount to a premium reduction of around \$5,000 in the first year. However, in light of the large risk of taking on a deductible of 10%, Lonnie made a motion to go with the 5% wind/hurricane deductible level, 2nd by Bob, all in favor, motion carried. The deductible for non wind/hurricane losses that the board agreed upon is \$5,000. To approve the new policy with the deductibles agreed upon and other coverage changes needed, Patty made a motion to go ahead with the policy through Marsh McLennan Agency, 2nd by Dave, all in favor, motion carried. **2.** Trash Pump – Slawek cannot monitor flooding/need to pump 24/7, and it is also important that the pump doesn't run when no water is there to pump so that the pump isn't damaged. Additional consideration is needed to address this issue, as well as constructing a housing and base for the pump.

3. Fountain In Gazebo Pond – The algae is bad, and the fountain pump was struggling and was turned off as a result. The company that treats the ponds will be contacted to increase the algae treatment that they do, and to clean the pump. 4. Gazebo Boards And Rails – We are still awaiting getting enough bids. 5. Watering Variance Request Status – This was discussed earlier in the meeting, and Bob also indicated that the person he talked to led him to believe that it looked pretty good, but we don't have a time frame for a decision on that. 6. Washout Behind Clubhouse – We had expensive bids to resolve this, but Jim resolved the problem for a cost of the stone being \$69. The board expressed appreciation to Jim for doing this. 7. HOA Meeting Rental Contract – Jill created a contract for these types of rentals for HOAs to utilize on the Tall Pines website. Charlie attempted to run the wording by legal to ensure we were covered, but no response yet. 8. Water Heater Inspection – Jill indicated that to her knowledge it was not completed, and may not even be necessary because the replacement was not different from the previous tank. 9. Additional Washout Concerns Behind Clubhouse – Patty indicated that washout behind the area of the women's restroom is also a concern, and Jim agreed to look at that area also.

New Business: 1. Our attorney has not been responsive recently, but in light of this only being a one time issue, we won't pursue a new attorney at this time. 2. House Bill 1203 – This bill goes into effect on 7/1/24. There are some big changes which affect us, and Andrew indicated that there are a lot of updates, challenges, etc. related to this bill. Four hours of continuing education yearly required by board members appears to be one change that is likely to stick, and we will get clarification on other changes when interpretations and challenges are completed. Andrew will keep us updated.

Walk On Topics From Board Members: 1. Jill asked if the trash pump has an automatic on/off switch if there is no water to pump, but apparently it doesn't have that feature. 2. Lonnie said a solicitor came to their house earlier in the day, and they were told no solicitations are allowed in our community. He reminded the board and homeowners to turn them away, and Andrew indicated that the previous president worked out a signed agreement with the Sheriff's Department whereby people can call their non-emergency number to have them come and escort solicitors out of the community if necessary. Charlie suggested we put that information in Hi Lites.

Social Club Update: Bob reminded everyone that the 4th of July party is on, but contrary to the note in the Hi Lites which indicated people could pay the \$8 at the door, he clarified that he, Jerry and Laddie are selling tickets. They need to know how many are attending, so that the right amount of food can be purchased.

Resident Comments Or Concerns: 1. A resident suggested that we should have NO SOLOCITING signs, and they were made aware that we do have those signs. It was again emphasized to call the Sheriff's Department when solicitors are encountered. This item brought up conversation that a resident's vehicle was keyed (scratched) recently, but apparently there aren't witnesses, video, etc. so far to identify the person who did it. 2. Another resident asked about the bills for street lights - are they accurate, should they be converted to LED, shouldn't the monthly rate be lower in the summer when the daylight time is longer? The board conveyed there are cost concerns for conversion to LEDs, and Lonnie indicated that the electric bills seem fairly consistent from month to month. 3. A resident who lives in the area where the Baltusrol flooding is occurring expressed concern that the issue needs resolution. Andrew explained that we don't have cooperation from the community (Gracewood) where the water backs up where it is supposed to drain into, even though we have agreed to pay for cleanouts in their community. SWFWMD can force the other community(ies) to fix the problem when they do their "scheduled" inspection in a couple of years from now, and have refused or cannot accelerate that time schedule. Considerable discussion ensued regarding if it is worthwhile to pursue legal counsel or not on this issue. It does seem worthwhile, so Charlie will contact our attorney for an opinion on how to proceed with getting Gracewood to help resolve this matter, or whatever other steps to take to resolve the issue.

Next Meeting Date: July 18, 2024

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

Adjournment time: 8:16 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary