

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: Thursday, March 21, 2024

Call To Order: 7:07 PM

Pledge Of Allegiance: Was held.

Roll Call: In Person – Dave Antkowiak, Jill Bell, Lonnie Buresh, Jim Davidson, Charlie Kriss, and Ameri-Tech representative Andrew George. On zoom – Patty Burke, and Carolyn Mitrius. Absent – Bob Krobatsch and Dawn Horvath. In Dawn’s absence, the meeting was chaired by Vice President Jill Bell.

Proof Of Notice: Signs posted at Tall Pines entrances, on the clubhouse bulletin board, on the website, and on email.

Secretary’s Report: Motion by Lonnie to waive the reading of the minutes of the last board meeting, 2nd by Dave, all in favor, motion carried.

Treasurer’s Report: Lonnie’s report was for both January and February, since last month’s agenda was for the annual meeting and did not include the January report. This was also the year end report, since February was the last month of the 2023-2024 fiscal year. In January, we spent approximately \$10,000 out of reserves for paving, landscaping, and clubhouse, and all of which had been previously approved in December. In January, we earned \$4,414 in interest on a \$100,000 CD that matured, and the \$104,414 was reinvested in a 7 month CD at 4.75% that will mature on 8/23/24. Lonnie also noted that a \$50,000 CD is maturing on 3/22/24, which will generate approximately \$2,675 in interest, and the principal and interest will be reinvested in another CD. For January and February combined, we had an income surplus of \$1,328, an operating expense surplus of \$1,155, for a total surplus of \$2,483. For the fiscal year that ended in February, we had an operating deficit of \$3,640. This was due mostly to increased costs for insurance and irrigation. On the plus side, in comparing our total year end balance sheet assets from 2023 to 2024, our total assets increased by \$24,208 over last year. This was due to increased contributions to reserves, reimbursement from the insurance company for several years of coverage on the pool that we were not responsible for, interest from CDs, and an increase in clubhouse rentals.

Property Manager’s Report: Andrew reported that he had regular inspections on Tuesdays, there was a clubhouse dumpster issue that was resolved, and that there were a couple of complaints on irrigation and landscaping. Overall, it was a fairly quiet month.

Accomplishments/Announcements: **1.** Reminder – Homeowners were asked to hold their comments and questions until the end of the meeting, unless specifically called upon by the board. **2.** Bunco – Next Bunco is on 4/12/24. **3.** Contact Form – Homeowners were reminded to use the Contact Form that is on the Tall Pines website for contacts to the board, management company, and for irrigation and/or landscaping issues. **4.** HB979 Estoppel Certificates – This proposed house bill is/was an effort to stop associations from charging fees for preparation and delivery of estoppel certificates. On 3/5/24, this bill was “laid on the table” or put aside until a future date. Andrew indicated that if this bill were brought back up and to become law in the future, it would be unfair because then associations would not be able to charge a fee for this important work that is required to be done. **5.** HB173 – This proposed house bill would have required HOAs to donate 15 percent of their annual income to benefit the community in the county which the community served by the association is located. This bill “died in Regulatory Reform & Economic Development Subcommittee on 3/8/24, at 2:25 PM.” **6.** Jill reported that there have been many rentals and events at the clubhouse over the past few months, which has generated income for Tall Pines and reinforces the value of this facility to the Tall Pines community. **7.** New stop sign was installed in Hunt Ridge – Thank you to Bob Krobatsch for driving down to Tampa to pick it up, since the vendor would not deliver it. **8.** Bob saw that the TV we purchased for the clubhouse recently was on sale at an additional \$100 less, so Jill was able to obtain

that amount in a refund. Thank you Jill and Bob, which resulted in the 85" TV costing only \$599, plus tax.

Old Business: **1. Property Insurance Updates – A.** Charlie reported that to meet the insurance coverage level increase necessary to adequately cover our clubhouse and guard shack from now until the policy ends on 7/28/24, the additional charge is \$2,366.70. Charlie made a motion to pay the additional policy premium, 2nd by Jim, all in favor, motion carried. **B.** Regarding the prospect of increasing the deductible on our policy, Charlie said the broker indicated that it is the policy of the insurance company that they will not change deductibles in mid-term. We need to wait until policy renewal, and meanwhile they will advise us as to what deductibles are available, and what the premium savings would be. **C.** Charlie indicated that we need to start looking at alternative brokers in early May, because the one we are working with now doesn't seem all that cooperative. Following Charlie's presentation, Lonnie discussed with Andrew where the \$2,366.70 should be paid out of, and it was agreed it should come out of general reserve funds. Lonnie made the motion to pay this out of general reserve funds, 2nd by Jill, all in favor, motion carried. **2. Road Repairs Update –** Jill said she has been unable to get additional vendors to provide estimates for patching on the entrance of Rockville Ct., so this will be tabled to consider whether road replacement might be a wiser choice than patching which doesn't last very well. **3. Garage Sale –** Will be held on 3/23/24 from 8:00 AM to 2:00 PM, with rain date on 3/24/25. Thank you to Cathy Westerman and other volunteers for putting up signs, and Cathy will sign out tables for those who need them. **4. Baltusrol flooding** was determined by SWFWMD to be Gracewood's responsibility, since the blockage is on their side. They are reluctant to address it, because the increased water flow in their community leads to potential flooding problems for them. Dave asked if SWFWMD has the power to make sure all the communities drainage systems are addressed and working properly, and Andrew said that SWFWMD is only required to do inspections every five years, and their power to address the issues follows their inspections. Andrew did ask them where they are at in that time frame and they agreed to give him that information. They have not gotten back with him, so Andrew will contact them again for that information. At any rate, the decision for us to purchase a pump to address our flooding problems is being tabled again.

New Business: **1. Ratification of tree trimming and invasive plant removal at Millriver and Tall Pines –** The cost was \$625 to do this work, and Jill made a motion to ratify it, 2nd by Lonnie, all in favor, motion carried. **2. Dumpster issue –** Emptying of the clubhouse dumpster was becoming problematic, but it has since been taken care of. **3. Clubhouse deposit change –** Recently the clubhouse was used for an event (memorial) on a non rental basis, and in violation of the rules, balloons ended up at the ceiling. Swavek removed them, and to compensate him for that, Jill (thank you Jill) requested and received \$50 from the responsible party to give to Swavek for this work. To insure clubhouse damage reimbursement in the future, Jill made a motion to include non rental clubhouse reservations also be charged the same \$200 deposit that we charge for rentals, 2nd by Dave, all in favor, motion carried. **4. Landscaping vendors damaging sprinkler heads (can we hold them liable for repair cost)?** Andrew said we can if we have proof, which is difficult to do. He said that Eric (Green Thumb) typically will have his guys do the repair themselves, and they do carry spare parts. **5. Lawn damage at Bloomingdale and Tall Pines Blvd. -** Nobody knows who did it, but Andrew will ask Green Thumb to do the repairs. **6. DeCubellis Widening project meeting –** Homeowners who attended the meeting on 3/14/24 expected a presentation, and were generally disappointed in how it was handled, including a lack of specific answers to questions and concerns. A primary concern that many homeowners have is the need for a noise/privacy barrier, and their response was that the next step is for them to do a noise assessment to determine if/what needs to be done to address that. As far as a timeline, it appears that actual construction may not start until 2027 or 2028, with a projected completion date of 2030. It was also conveyed that there will be future meetings for community input into the project. Comment forms were available at the board meeting for homeowners/residents that would like to mail to Pasco County

by 3/29/24, and several board members have additional forms for those homeowners/residents who don't have one and are still interested in submitting one.

Walk On Topics From Board Members: **1.** Lonnie commented that having accounted for the increase in our property insurance, and with projected cost reductions in irrigation and clubhouse cleaning, we should be in a better position this year in terms of our operating costs with the income we have planned. **2.** At this point Andrew commented that we had close to \$6000 in clubhouse rentals last year, which went a long way in supporting costs to maintain it.

Social Club Update: Jill reported that the Men's Club is now the Social Club, and women are invited. There were 32 people in attendance at the last meeting. Items discussed included possibly having a movie night at the clubhouse, a 4th of July party, and new people are welcome to come to the next meeting on 4/4/24 to have breakfast, participate and provide input, support, etc. Additional board members are also needed for this club, so please consider volunteering for this important role.

Resident Comments Or Concerns: **1.** A homeowner on site asked how much that insurance costs to insure our guard shack, and whether we need and use it. Charlie said that we are required to insure all of our property. We don't have a specific breakdown of the cost to insure it, but it is insured for \$15,000 and probably costs around \$300 or so per year. **2.** A resident on zoom expressed support to keep the guard shack, saying that it provides a sense of added security, and the impression that we are a safe/guarded community. **3.** Another resident on site said that the pond close to the clubhouse smells like sewage. Even though the ponds are treated monthly, Andrew said he would call Pristine Ponds the next day to inquire when they will be out for the next treatment. **4.** Another resident on site expressed concerns about the new road project, saying that speed limits will need to be better enforced than they are now, and that a sound barrier will be needed also. He emphasized that influencing what needs to be done before work commences is of utmost importance, because once the plan is hardened for implementation, it is hard to make changes. **5.** Another homeowner also reinforced that the road project meeting on 4/14/24 was a disappointment.

Next Meeting Date: 4/18/24

Adjournment: Jill made a motion to adjourn the meeting, 2nd by Charlie, all in favor, motion carried

Adjournment Time: 7:55 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary