

## TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

**Date:** May 16, 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, Carolyn Mitrius. On Zoom – Dave Antkowiak, Jill Bell, Patty Burke, and Ameri-Tech representative Andrew George.

**Proof Of Notice:** In HiLites, signs were put out, and on email.

**Secretary's Report:** Motion by Charlie to waive the reading of the minutes from last month, 2<sup>nd</sup> by Carolyn, all in favor, motion carried.

**Treasurer's Report:** Lonnie reported that for April, we had monthly income of \$20,379, for a surplus of \$495. Monthly operating expenses were \$7,409, for a surplus of \$6,646. Net surplus was \$7,141. YTD income was \$1,305 over budget, YTD operating expenses surplus was \$8,889, for a total surplus of \$10,194. In our general operating account we have \$20,292, and petty cash at \$585. Our total reserve funds are \$445,478. Lonnie noted that a large portion of the \$6,600 monthly surplus is because 3 expenses were not paid for the month, including lawn, maintenance, and insurance. After factoring in those expenses, he estimates that our surplus is still roughly \$2,900 for April. After factoring in those same 3 expenses for YTD, he estimates a surplus of \$3,600 which indicates our budget is in good shape.

Dawn noted that Jill and Carolyn found an anomaly related to our monthly electric bills, and following board discussion, it was determined that we need to do more research on the issue and have an update at next month's meeting. There was also a late fee in one of the bills, which Ameri-Tech will cover if it is determined they didn't pay a bill on time that they received.

**Property Manager's Report:** Andrew reported that as he recovers from his medical issue, his co-workers Keith and Pablo have been doing inspections and addressing Tall Pines obligations. The main issues have been related to irrigation and associated dying grass. Watering restrictions continue to be in place, which we cannot control. We will look into seeing if we can get a variance to water more often, and in the meantime, altering the way mowing is being done is also being pursued.

**Accomplishments/Announcements:** 1. The water heater in the clubhouse kitchen has been replaced, and we're waiting on the final inspection on that. 2. Carolyn got us a new Neighborhood Watch sign, which Slawek installed along with the new stop sign that Bob helped us purchase. 3. To address washout behind the clubhouse, installing stone or gutters was discussed. Eric quoted us \$300 for stone, but Jim said he would look into seeing if we might do it ourselves at a cost savings. 4. Dawn said that if homeowners want to hand water their lawns, they can do that at their own expense on their water/sewer bills. 5. Dawn reminded homeowners that irrigation workers only come out 2 times per month, so notification ahead of time utilizing the contact forms online is important in order to have needs addressed on a timely basis. Patty suggested and it was agreed that this information also be put in HiLites again. 6. Castor oil was purchased to hopefully deter the animal that was digging under the shed near the clubhouse. None of the board members know if applying this substance around the shed has been effective, and Dawn said she will follow up with Slawek and/or Patrycja for an update. 7. The Suncoast Newspaper box that was at the entrance of Hunt Ridge has been disposed of, since it was in bad shape. 8. Jill had some trimming done on several overgrown bushes.

**Old Business:** Property insurance update – Charlie did considerable research to find an insurance broker that will better meet our needs. The overwhelming favorite is MarshMcLennan Agency of Clearwater in terms of answering questions that we have, company size, reputation, flexibility in deductibles and other areas of choice and/or need. Charlie made a motion to switch from our current insurance agent to MarshMcLennan Agency, 2<sup>nd</sup> by Patty, all in favor, motion carried. Dawn will sign

Agent Of Record letters for them, to begin generating price quotes for the coverages that we consider for a new policy on July 1<sup>st</sup>.

**New Business:** 1. Trash Pump – Hoses costing \$335 have been purchased, no vote needed. The pump itself is very heavy, so several options are being considered regarding either how to make it easy to transport or to place it in a stationary location close to where flooding is occurring. Further consideration will take place before a decision is made. 2. Related to the pump issue, Baltusrol flooding has generated board discussion as to whether we should get an attorney's opinion on whether we should sue Gracewood for not resolving the problem from their end. Jill has made several attempts to resolve it with them, and they are not responsive. Patty made a motion to get a legal opinion, 2<sup>nd</sup> by Bob, all in favor, motion carried. 3. Pond Pump Update – Bob reported that it has been resolved, and the pump is working fine. 4. Gazebo Boards And Rails – Walkway closed to residents due to safety issue, rails loose and boards rotted. So far we have one estimate for the boards and none on the rails. Andrew will get more estimates, and will also ask for an assessment of the structural integrity of the whole unit as well. Switching to composite decking was also discussed, but cost would be quite high for doing that. On Zoom, Dennis said that natural wood decking is stronger than composite, so we would need to make sure that the rafters that the decking is secured to are no more than 16” apart. 5. Residents asking questions of irrigation vendor – Due to a resident talking to our irrigation vendor for an undue length of time, it resulted in us being charged \$90 for the time involved. Lonnie made a motion that there be a conversation limit of 15 minutes with the irrigation vendor, 2<sup>nd</sup> by Jim, all in favor, motion carried. Dawn will notify Tom of Rain Right of the new rule. 6. Decubellis widening old document located – Jill found a document from 1999 indicating that the Pasco County Board Of Commissioners unanimously passed a resolution that if Decubellis is widened, a wall would be built. Charlie sent a letter to Project Manager Mr. Poon of Pasco County to see if that has changed, and in the absence of a response, it is assumed the 1999 resolution remains County policy. Since the project is not expected to be completed until around 2030, we will not seek a legal opinion on this until a later date. 7. River Ridge looking to purchase golf course, price too high, wanting to know if Tall Pines would be interested in a joint venture – After a short board discussion, it was quickly decided we are not interested. 8. Watering Variance Renewal – Discussed previously in the meeting, and a variance is being pursued but is not likely to be approved. 9. Cancellation fee for cancelled HOA meeting rentals by other River Ridge communities – Ratification needed. Dave made a motion that a \$25 fee be charged for HOA meeting cancellations made less than 24 hours in advance, 2<sup>nd</sup> by Charlie, all in favor, motion carried. 10. Clubhouse Bar Ideas. Would like to do late in fiscal year if budget permits, but need to do research now – Jim volunteered to do research on this, and would even do work on completing the project. 11. Some hedges were destroyed across from the guard shack – It was agreed to put this on the back burner until better rainfall weather.

**Walk On Topics From Board Members:** Lonnie reported that Raymond James is having a paper shredding event next week, so he will have some of the older HOA documents shredded.

**Social Club Update:** Bob reported that there is a movie night scheduled for May 17<sup>th</sup>, and one of 5 different movies will be selected by the people who attend. Popcorn will be provided. He also reported that there will be a 4<sup>th</sup> of July party on the 4<sup>th</sup> at 1:00 PM. There will be hamburgers, hot dogs, salads, and beverages. The cost is \$8, and it will be in HiLites and on email.

**Resident Comments Or Concerns:** None

**Next Meeting Date:** June 20<sup>th</sup>. Dawn will be unavailable, so Lonnie volunteered to chair that meeting.

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

**Adjournment Time:** 8:15 PM

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