

## TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

**Date:** September 19, 2024

**Call To Order:** 7:00 PM

**Pledge Of Allegiance:** Was held

**Roll Call:** In Person – Jill Bell, Lonnie Buresh, Jim Davidson, Charlie Kriss, Bob Krobatsch. On Zoom – Dave Antkowiak, Patty Burke, Carolyn Mitrius. Absent – Dawn Horvath and Ameri-Tech representative Andrew George.

**Proof Of Notice:** On the website, in emails, and signs were posted at Tall Pines entrances.

**Deerwood Resident To Speak On The DeCubellis Road Situation:** Ken Bolduc reported on his efforts to reduce truck traffic on DeCubellis Road, which is not only increasing in numbers, but also in the size of trucks. He provided a packet with contact information of officials that can impact change through such things as code enforcement, signage, classification of trucks allowed, etc. In essence, his efforts to increase awareness, unity and proactive influence through power in numbers are what is necessary to produce the change that is being pursued. The Tall Pines Board is supportive of these efforts, and we will put information from Ken's packet on our website to assist with this.

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

**Treasurer's Report:** Lonnie reported monthly income for August was \$19,779, which was a \$105 deficit to budget. Monthly operating expenses were \$14,777, which was \$722 more than budgeted. Year to date, we have a \$5,095 deficit to budget. We have \$472,735 in total reserve funds. Lonnie commented that outlier expenses this month included \$500 for tax filing and other accounting services, and \$4,025 in tree trimming/tree removal. Lonnie also reported on CDs, which are reinvested in new CDs when they mature. Lastly, Lonnie reported that even though we have an operating deficit at the halfway point in our fiscal year, \$38,300 was added to our reserve funds and overall, we have a surplus of \$28,300 year to date.

**Property Manager's Report:** In Andrew's absence, Jill went over his written report. Financials were mailed 9/10/24, weekly inspections were done on Tuesdays, homeowner concerns were related to irrigation. Tree trimming/removal took place, and two more contractors have looked at gazebo/bridges and are submitting bids. Two others declined.

**Accomplishments/Announcements:** **1.** Residents were reminded to hold questions and comments until the end of the meeting. **2.** Residents were reminded that the irrigation company only comes twice a month, so timely usage of the contact form on the website is necessary to initiate scheduling to address irrigation needs. Also, homeowner projects are at the cost of the homeowner. **3.** New laws went into effect on 7/1/24 which allows towing companies to charge more. Be aware of parking restrictions, as the towing company we have contracted with comes through the neighborhood and is allowed to tow anyone who is not complying. This does not require intervention from the board. Towing could be as much as \$500 or more. **4.** Residents should report any tree issues via the contact form on the website. **5.** Neighborhood group hoping to start a regular canasta game. If interested, contact Rosemary Jaskiorny. **5.** Tall Pines neighborhood garage sale is on October 19<sup>th</sup>, 8AM to 2PM with October 20<sup>th</sup> being the alternate date if the 19<sup>th</sup> is a rainout. Cathy Westerman will have AmVets truck at the clubhouse on Saturday for donation drop-offs. If you need to reserve a table contact Jill Bell at 518-725-6407. Table Pick-up will be 3PM to 4PM on Friday and must be returned Saturday 3PM. **6.** Thank you to Lonnie for trimming the Robellinis at the front entrance. **7.** Clubhouse side door was left open a few weeks ago. If you use the clubhouse, be sure to return everything to where you found it, and lock up when you leave. **8.** Additional mosquito spraying was requested for our area, they have already sprayed via helicopter. **9.** We had an irrigation main break at Roland and Millriver a few weeks ago, it was not a sinkhole. Repairs were made and the area was just sodded.

**Old Business:** **1. Insurance Updates** – Charlie reported that the tree trimming around the clubhouse was completed, and the insurance company confirmed receipt of photos to verify completion of that task. Also, the board decision as to whether or not to insure the gazebo and bridge will take place after we receive all of the bids necessary to do the needed repairs, since that will help determine the insurable value. **2. Baltusrol Flooding** – Attorney status is that we are trying to reach an amicable arrangement with Gracewood on this issue. Charlie will have contact with our attorney on Monday regarding the status. Gracewood submitted a contract to rent our clubhouse on 11/13/24. Due to their lack of cooperation in resolving the drain problem, we had Andrew draft and send a certified letter informing them we are cancelling their rental, and their deposit has been returned. Currently the drain is working following the costly step we took to blow out the debris on the Gracewood side of the drain. However, unless Gracewood follows through with their responsibility to get and keep the exit point of the drain on their side properly cleared of debris, blockage again in the near future is likely. There had also been some issues with a drain on LaQuinta, but since that has apparently been resolved, nothing more needs to be done there. **3. Gazebo Boards And Rails** – We are still waiting for remainder of bids. Board can vote once we have those. Meanwhile, the bridge and gazebo should not be used by anyone. Slawek was going to board up the entrance as we asked, but there is an aggressive alligator charging at him when he tries. Patrycja is going to call FWC about the aggressive alligator. **4. Watering Variance Request Status** – Bob reported that Andrew has provided assistance to provide some of the information needed. More still needs to be done, but Bob said the person he is working with that needs the information said it looks good so far. **5. Dead Trees** – Andrew is compiling a list, so residents were reminded to report needs so they can go on the list.

**New Business:** **1. Irrigation** – Jill is collecting bids on getting a new company. She has one bid from a new company so far, and will be contacting a couple others. Rain Right will also be submitting a bid, and as we have been discussing and agreeing upon, weekly service is what we are planning. **2. Homeowners Insurance** – Patty has not received the documents from Andrew yet, and Jill reminded homeowners that they are required to provide Ameri-Tech proof (copy of declarations page) that they have a current homeowners insurance policy in effect. Patty is keeping a list of homeowners that are in compliance. **3. Mandatory Inspection At Clubhouse By Fire Marshall, Cost Was \$100.** - Most areas that needed addressing have been taken care of, and Patrycja is working on the rest of them. Remediation date to be completed is 9/26/24. **4. Website Login For Financials** – Ameri-Tech has already installed some of the required framework. The board will need to decide what to put behind the login and in front of login. Andrew can provide more information later.

**Walkon Topics From Board Members:** Lonnie reported that due to the invoice for the Baltusrol flooding work being received late in August, it wasn't paid until September.

**Social Club Update:** Bob reported there is a movie night planned at the clubhouse on 9/27/24. Attendees can choose from 5 different movies, and popcorn and soda will be provided. There is no charge for this event or the food. Also, plans are in motion for the Veterans Day event, and details will be in HiLites.

**Resident Comments Or Concerns:** Resident concerns included what and where to send proof of homeowners insurance. Insurance declaration page copy should be sent to your management company and AmeriTech. Other concerns are irrigation problems not being addressed. Residents are reminded to fill out the contact form on tallpinesnpr.com. If a concern is not taken care of properly, please report it again. The more information the better.

**Next Meeting Date:** October 17, 2024 at 7PM

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

**Adjournment Time:** 7:57 PM

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

