

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: October 17, 2024

Call To Order: 7:03 PM

Pledge Of Allegiance: Was held

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

Proof Of Notice: Signs were put out at Tall Pines entrances, it was in HiLites, and in last month's minutes.

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

Treasurer's Report: For September, we had monthly income of \$19,854, which was \$30 less than budgeted. Our operating expenses were \$11,760, which was \$2,295 less than was budgeted. For the month, there was a net surplus of \$2,265. Year To Date, we have a deficit of \$2,830 versus budget. There is \$7,268 in our general operating account, and \$475,671 in total reserve funds. Lonnie commented that our irrigation costs were about \$1,000 higher in September due to unexpected repairs. He also reported that when we paid our insurance premium in June, we were running a net YTD deficit of approximately \$7,700, and since then, that number has been reduced to \$2,830. He projects that by the end of December, and barring outlier expenses, we will have a slight YTD surplus. Lonnie also reported on a CD that matured and has been reinvested.

Property Manager's Report: Andrew began by apologizing for being late or behind on his work for Tall Pines, due to all of the additional work he has related to the recent hurricanes. He reported that financials were mailed out on 10/15/24, he continues to do his inspections on Tuesdays, and the main homeowner concerns were for irrigation and tree problems from the hurricanes. There was a power outage for several days also, so communication to and from Ameri-Tech was via phone only during that time.

Announcements/Accomplishments: **1.** Dawn reminded residents in attendance to hold questions and comments until the end of the meeting. **2.** Residents were reminded that irrigation only comes twice per month. Report issues on the website. If you are having any type of work done that requires special consideration, you must advise in advance. 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. Keep in mind Tall Pines only handles trees on common property. If the tree is on the homeowner's property, they are responsible. If the tree is on someone else's property (such as the golf course) and posing a danger, the homeowner must send a certified letter to the owner of the tree. **5.** There is a neighborhood group hoping to start a regular canasta game. If interested, contact Rosemary Jaskierny or Sue MacQueen. **6.** Tall Pines garage sale is on October 19th, with the 20th being the alternate date if the 19th is a rainout. **7.** Jill has started a list of tree issues that need addressing, which will be coordinated with Andrew's list. **8.** The variance to increase irrigation days was approved, and Jill and Bob are working on preparing to get a sign out that is required at the Tall Pines front entrance for that. Bob made a point of thanking Andrew for the assistance he provided in having the paperwork completed effectively in the application process. The irrigation company has been notified and instructed on the change, and is moving forward with implementing it.

Old Business: **1.** Insurance Update – We still don't have a cost replacement estimate for the bridge and gazebo. They were not affected/damaged by the recent hurricanes. Charlie suggested that we table

whether or not to insure them at this time, and noone on the board was opposed to doing that. **2. Baltusrol Flooding** – A. Attorney Status: Charlie reported that our drainage engineer did an inspection of the drain today (10/17/24) and his report has already been sent to our attorney. That report will be attached to the demand letter that our attorney will send to Gracewood. B. Retainer Status: Regarding the retainer status agenda item, Andrew answered that the retainer and two other invoices were paid to our law firm. There was a discussion as to whether the retainer payment creates a credit balance on our accounts. Charlie will discuss this with our attorney for clarification. C. Status of drains with recent rains: Patrycja reported that the drain worked fine during the recent rains. **3. Gazebo Boards And Rails** – A. Bids: Andrew reported that we have one bid in writing for \$8,500, a second verbal bid of \$10,000 that will be put in writing soon, and he is still waiting for a 3rd bid. There is some variance in what would be done in the two bids so far. B. Homeowners were reminded that the bridge and gazebo still should not be used by anyone. C. Status of alligator and boards to block entrance to bridge and gazebo: The alligator was not there when attempt was made to remove it. Jill will make another call for another attempt at removing it. **4. Watering Variance Request Approved** – This had been discussed earlier, and Dawn added that irrigation times will change somewhat, and Rain Right will prepare a new list of the changes. **5. Tree Work** – Andrew and Jill are working together to compile a new list of tree work that needs to be done. Dawn asked homeowners to also report any tree issues on the contact forms on the website, so we don't miss any that need addressing. Jill contacted the County and asked them to investigate trees on Decubellis which are leaning towards Tall Pines homes. **6. Homeowners Insurance Records**– Andrew indicated that he tried to send the information to Patty, but due to the size of the file it didn't go through. Andrew will put it on a portable drive and submit it that way. **7. Mandatory Inspection At Clubhouse By Fire Marshall, Cost Was \$100.** - Patrycja reported that it is not completed yet. There will not be an additional charge.

New Business: **1. Report On Storm Cleanup From Helene And Milton** – Jill reported that homeowners did a good job of putting debris out to the curb, and Anchor did a good job of coming out on short notice to pick it up. **2. Irrigation** – Jill reported that Bob, Jim and she met with Simplicity, and they seemed good. She met with Local Irrigation, and said they were quite thorough. She would like other board members to meet with them also, and Charlie and Bob agreed to do that. Rain Right also submitted a new bid, which is almost triple their current contract rate. **3. Requests To Landscape The Circle At Baltusrol And Pineneedles** – The board agreed to have Jill get estimates up to \$2,500 for landscape improvements in this location. **4. Status Of Clubhouse Shed Roof Damaged By Vendor** – After the damage occurred, a tarp was installed but blew off before repairs were made. As a result, the shed floor was damaged from rains, which the vendor is now responsible for. Andrew will follow up with the vendor who is responsible and ask them to put Ice & Water Shield or something similar on the damaged area to prevent any further damage. The vendor is currently working on hurricane damage out of the area, so it will likely be a while before they can fully address our shed damage. **5. Status Of Homeowner Tree Left On Common Property** – A tree that fell on a homeowner's home during hurricane Helene was cut down and placed on common property. Andrew reported that it appears that a tree was also cut down from the common property nearby as well, and added to the homeowner's tree debris pile. Renters are in the damaged home, and apparently the homeowner is behind on their monthly dues. It will be expensive to remove the tree debris, and both Tall Pines and Hunt Ridge are impacted. Andrew will try to reach the homeowner to see what they will do to resolve this. Hunt Ridge will also discuss it at their upcoming meeting. **6. Parking Extension Needed For Storm Victims Staying In Tall Pines With Relatives** – Charlie made a motion to allow Tall Pines board members to grant 30 day renewable extensions for clubhouse parking for storm victims until January, 2025, 2nd by Bob, all in favor, motion carried. In January, we will reassess the need to continue or not continue with extensions. Dawn said she will ask Sue to put a reminder in HiLites for people to request permits for parking so that towing does not occur.

Walk-on Topics From Board Members: **1.** Charlie noted that our attorney has provided the opinion

that the law that went into effect on 7/1/24 does not overturn our existing parking regulation related to overnight parking of commercial vehicles. **2.** Bob discussed the prospect of looking into an enhanced smoke/fire detection system for the clubhouse, which would trigger fire department notification instead of just an alarm in the building. With the clubhouse being vacant as often as it is, this may be a good system, and would likely reduce our insurance cost as well.

Social Club Update: **1.** Veterans Club Update – Bob reported that the Veteran's Day celebration is on Monday, November 11th. Deceased veteran and long time and well respected Tall Pines resident Ed McLain will be honored at this celebration. The high school ROTC will be in attendance and have a speaker, and Jill will emcee the event. She indicated that another person from a different organization will also be speaking. The cost for residents to attend is \$10, and will include hamburgers, hot dogs, salads, desserts, and beverages. In the past, we have made donations to organizations that participate in this event. Bob made a motion that we donate \$100 each to the ROTC and the organization that the speaker that Jill has set up, 2nd by Charlie, all in favor, motion carried. **2.** Movie Night – Bob reported that the previous movie night went well, and people had a lot of fun. Another one is scheduled, and the details will be in HiLites. There is no charge, and popcorn and beverages will be provided.

Resident Comments Or Concerns: **1.** Residents on Zoom – No comments. **2.** Residents on Site – A resident expressed concern about a recent disturbance in the community, and they were advised to attend the upcoming Hunt Ridge meeting where more information, discussion and hopefully resolution will take place.

Next Meeting Date: November 21, 2024

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

Adjournment Time: 8:00 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary