

## TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

**Date:** Thursday April 18, 2024

**Call to Order:** 7:00 PM by President Dawn Horvath

**Pledge of Allegiance** was held

**Roll Call:** In Person- Dawn Horvath, Lonnie Buresh, Jim Davidson, Jill Bell, Carolyn Mitrius, Charlie Kriss, Dave Antkowiak, Ameritech Representative-Phil, On Zoom- Patty Burke and Bob Krobatsch

**Proof of Notice:** website, email and posted on site

**Secretary Report:** Jill made a motion to waive reading the minutes and accept them as posted on the website, 2<sup>nd</sup> by Jim, all in favor, motion carried

**Treasurer's Report:** Lonnie's report for March, our first month of the fiscal year. Actual vs Budgeted- Monthly income \$20,694, monthly expenses \$11,813, monthly reserve funding \$5,829. Leaving us with a monthly surplus of \$3,052 as we took in more income and spent less than we had budgeted. Operating account \$13,150 , Reserves Total \$437,966. Due to Andrew from Ameritech being out of the office, Lonnie will fully review the financials and report any items with questions.

**Property Manager's Report:** In Andrew's absence, Phil, Keith and Pablo will be filling in for his duties. Currently Phil reported no outstanding issues.

1. Tree limb and small banana tree were removed from behind Upton Ct. for cost of \$250
2. Landscaping cleanup over the last month

### **Old Business:**

1. Charlie on property ins.- He received the endorsement increasing our property value and additional premium. Next month the renewal period starts. If we want to switch companies Phil from Ameritech said he will send recommendations to Charlie to choose a company to start the renewal process for us by getting quotes.
2. Baltursol Flooding- we purchased a trash pump \$842.02, ratify purchase, Motion by Dave, 2<sup>nd</sup> by Patty, all in favor, motion passed. We still need to purchase hoses from Harbor Freight.
3. Clubhouse pond was smelly last month, Pristine Ponds came out and no one has reported any ongoing issues.
4. Amendments that were sent to homeowners, there was a typo on bullet 4 of the cover letter but the amendment itself was correct. The board wanted this information included in the minutes.

### **New Business:**

1. At the back of clubhouse, washing out, either need dirt and stone or a gutter on the small roof. Jill will get quotes. Lonnie & Jim said if we put up a gutter we would need gutter screen.
2. Clubhouse Hot water tank needs to be replaced. 3 quotes, waiting on a 4<sup>th</sup> quote. 10-gallon tank, it was last replaced in 2007. After discussion, tankless is not an option for us. Keilty \$ 1713, Hauck \$1175, Home Depot \$1858. Patty made a motion to go with lowest bid once 4<sup>th</sup> quote is received, 2<sup>nd</sup> by Lonnie, all in favor, motion carried. It will be replaced by a licensed plumber and with a permit.
3. Neighborhood Watch sign, at entrance the sign broke, Carolyn received 2 estimates. Estimates were for \$145 + tax or \$328. The board agreed to go with \$145 sign. No motion needed.

### **Walk on Topics from Board Members:**

1. Steffan Linnersten on Pineneedles has a sound meter to measure noise on Decubellis. If anyone would like to use it, see him.

2. Jim, do we have a schedule for sprinklers? 207 zones, 13 wells, he stated Ruxton II has not had water for 2 weeks. Dawn & Carolyn will put on the irrigation work schedule. Pasco County still has a water restriction on, so watering can only be once a week.
3. Gazebo boards needs replacing, Maintenance people will check it.

**Social Club Update:** by Bob Krobatsch

One more meeting on Thursday in May 2<sup>nd</sup>. They will see how many people will be here in the summer and if anyone wants any events in the summer.

Sue MacQueen has pictures of social club and can put in the hi lites.

**Residents comments or concerns:**

1. A resident stated a neighbor thought hoa board meetings were for the board only.

**All residents are invited to HOA board meetings.** Sue will include a blurb in the Hi Lites.

2. Blue SunCoast paper box. Empty, Jill will call Sun Coast to either fill it or take it away. Dawn said if they don't fill it, we will dispose of it.

Next meeting May 16<sup>th</sup>, 7 PM, Charlie motion to adjourn, 2<sup>nd</sup> by Carolyn, all in favor, motion passed  
Adjournment time 7:35 PM