

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: January 18, 2024

Call To Order: 7:00 PM

Pledge Of Allegiance: Was held

Roll Call: Dave Antkowiak, Jill Bell, Patty Burke, Lonnie Buresh, Dawn Horvath, Charles Kriss, Bob Krobatsch, Carolyn Mitrius, and Ameri-Tech representative Andrew George. All board members present, and in person. None absent.

Proof Of Notice: Signs posted at Tall Pines entrances, in Hi Lites, on clubhouse bulletin board, and Andrew sent an email blast.

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

Treasurer's report: Lonnie reported that due to last month's meeting focusing only on the 2024-2025 budget, the November, 2023 budget information was not reported at that time. For November, he reported a deficit of \$5,456, due primarily to two areas: The first was due to annual taxes and fees for solid waste, storm water, and CPA for a total of \$1,929. The second was due to the final irrigation bill from ALOTT, which was a little over \$4,800.

For December, Lonnie reported income of \$19,028, which was \$642 more than budgeted. Operating expenses were \$11,018, which was \$1,177 less than budgeted. The total budget surplus for December was \$1,820. For the fiscal year at the end of December, which is the 10th of the 12 months, we have a budget deficit of \$6,123. As Lonnie had previously reported in past months, irrigation and property insurance costs are the two areas primarily responsible for this deficit. We have \$7,614 in our general operating account, and \$585 in petty cash. In our total reserve funds, we have \$429,117. One of our CDs matured at the end of December and was reinvested in a new CD, and another will mature on 1/23/24 and will also be reinvested in a new CD. Regarding clubhouse rentals this fiscal year, Lonnie reported income of \$5,020 so far. Lastly, Lonnie commented on the fact that ALOTT charged us approximately \$4,000 per month for their services, which had prompted us to pursue the new vendor, Rain Right. We are only one month in with billing from Rain Right, which was \$1,730. This is approximately 55% less than ALOTT charged us monthly. The contract with Rain Right involves less inspections per month than were in the ALOTT contract, but overall the general consensus is positive on their performance so far.

Property Manager's Report: Andrew reported that financials were mailed 1/10/24, weekly inspections were done on Tuesdays, homeowner concerns were mostly for irrigation. Adam's Tree Service completed work previously approved, except for one job near LaQuinta Pond. They will come back to do that. There are a couple of loose planks on the pond bridge, which our maintenance person Slawek will be asked to take care of fixing. Andrew reminded everyone that next month is our annual meeting, which includes voting on a couple of important amendments to our documents. We need 106 members to be present either in person or by proxy, and Dawn made a point that proxies can be given to board members to bring to the meeting if not mailed in to Ameri-Tech. The meeting is at 6:45 PM to address the amendments, with the annual meeting at 7:00 PM.

Accomplishments/Announcements: **1.** Homeowners were reminded to hold their comments and questions until the end of the meeting, unless specifically called upon by the board. **2.** Game Night – Scheduled for Friday, January 26th. RSVP is required, and if Dawn doesn't get at least 10 people to RSVP, it will be cancelled. **3.** Bunco – Next one is on Friday, February 9th. **4.** Contact Form – Dawn reminded everyone that on the Tall Pines website, there is a contact form to make contact with the board, the management company, report irrigation issues, and report landscaping issues. **5.** House Bill 173 was introduced in the Florida House, which if passed, may impact us. It would require all HOAs to donate or use at least 15% of the association's annual income to benefit the community in the county

which the community served by the association is located. This has not passed yet, and it is questionable if it would negatively impact us anyway. Information will be in Hi Lites, so residents can provide input to legislators. **6.** The street light that has been out for a long time at the corner of Tall Pines Blvd. and Millriver has been fixed, thanks to the persistence of Jill. Thank you Jill.

Old Business: **1.** Baltusrol Flooding – It was determined by SWFWMD to be Gracewood’s responsibility. Recent rains have not been a problem, so we are delaying purchasing a pump until we determine if the problem recurs. **2.** Property Insurance – Charlie made a motion to ratify the \$550 payment for the property appraisal that was completed, 2nd by Lonnie, all in favor, motion carried. The results of the appraisal revealed that we are under insured on the clubhouse substantially. We are currently insured at \$780,000, and we need to increase that to \$1,200,000. If we don’t do the increase, we could be penalized if we had a loss. The increase in premium to cover this would/will be about \$7,700. In an effort to decrease our premium cost overall, the board agreed to look into raising the deductible. Charlie reported that the insurance company has been asked about that, but we haven’t received a response yet. The board also discussed if self insurance is a possibility, and Charlie indicated that it is quite involved and expensive to even set up, and in practicality, only viable for large organizations. **3.** Road Repairs – Some additional areas are needing repairs. We have had 2 estimates for the work for a while now, and continue having difficulty getting a 3rd quote. Jill made a motion that we go with only 2 estimates and that we go with the lower of the 2 that we have, 2nd by Patty, all in favor, motion carried. **4.** Stop Sign Order – Bob reported that at Baltusrol and Ravines, the speed sign will be removed and replaced with a stop sign. We previously approved the purchase of \$369. Slawek will be asked to do this work for us. **5.** Cleaning Service For Clubhouse – The board decided not to renew the contract with the current vendor and instead to hire an individual under 1099. This was agreed upon through email, so Patty made a motion to ratify it, and Dave 2nd, all in favor, motion carried.

New Business: **1.** Irrigation – Rain Right made 4 visits in 2023, and worked on 104 zones plus 20 service tickets. There was 1 visit in 2024 so far, 52 zones plus 10 service tickets. Corey of Rain Right met with a group of board members to go over how to shut zones off in case of emergency. The reason this was done is to save the community the emergency service call (\$175/hr) which would be required if there was an emergency requiring Rain Right to come out during off hours. This allows us to turn it off and report it so Rain Right can come during regular business hours. Also, Corey emphasized that a broken sprinkler head is not an emergency and not a reason to shut that zone off. Dave made a motion to renew the contract with Rain Right for one year, at the same price as the monthly rate we started off with them, 2nd by Charlie, all in favor, motion carried. **2.** New Smart Television For Clubhouse – In an effort to increase clubhouse usage and community participation, Bob asked the board to consider purchasing a television, which we would use first for a super bowl party in February. Jill made a motion to purchase the television that Bob researched, at Sam’s Club for \$889 (plus tax), 2nd by Bob, all in favor, motion carried. Bob also reported that he would likely get approval from the Men’s Club to purchase a sound bar and a stand to support/elevate the television. Addendum: Before the board minutes were sent for publishing, Dawn reported that the TV has been purchased and was on sale for \$699 (plus tax), which is significantly less than the board approved. Another issue discussed under this agenda item during the board meeting was the speaker system in the clubhouse. It still isn’t working well. Bob will look into using the other receiver that we have, and if that doesn’t help, we’ll look into getting a different, hopefully less expensive company to resolve our sound system problems. **3.** Amendment For Annual Meeting – Board members have reviewed them, and Charlie made a motion to approve submitting them to the community members for approval, 2nd by Patty, all in favor, motion carried. **4.** Garage Sale – Set for Saturday, March 23, with a rain date of Sunday, March 24. Cathy Westerman will order the Amvets truck to receive donated items. The garage sale information will be in Hi Lites. Volunteers are needed to help with signs and possibly table check out. Jill and Cathy are contact points for volunteers wishing to help. **5.** Clubhouse Toilet – One toilet has been replaced, and

the others are working fine. **6. Ratify Tree Work Including Emergency And Trees Causing Potentially Dangerous Situations** – We had 3 estimates to address these issues, and Adam’s Tree Service came in the lowest at \$2,700. Since then, additional work needed was added to the estimate in the amount of \$300. To ratify this, Lonnie made a motion to approve this work by Adam’s Tree Service in the amount of \$3,000, 2nd by Charlie, all in favor, motion carried. Lonnie made a motion to make this payment out of landscaping reserves, 2nd by Patty, all in favor, motion carried. **7. Other Landscaping** – We have 10 bushes along Tall Pines Boulevard that are dead and need replacing. We have 2 estimates so far, one for \$3,100 and another for \$1,850. Jill made a motion to go with the lowest estimate when we get the third one, 2nd by Bob, all in favor, motion carried. For the Vale Loop landscaping to add a bench and refreshing the plants, we have 2 estimates, with the lowest being \$650. Carolyn made a motion to approve this work, 2nd by Dave, all in favor, motion carried.

Walk On Topics From Board Members: Patty indicated that with missing hedges between DeCubellis and Tall Pines homes, we are vulnerable to abuses from motorists. Jill and Patty will look at this next week, and Bob will also ask Anchor to give us an estimate for addressing this.

Men’s Club Update: Bob reported that there are 3 parties upcoming. The first one is the Super Bowl party, which is on February 11th, and hot dogs, beans and salads will be provided. The charge will be \$5.00 for that party. There will be a Doo-Wop party on Saturday, February 17, which will be catered by Slice Of Life, with live music by Al March. The charge is \$20.00. The St. Patrick’s Day party is on Saturday, March 16, which will be catered by Central Park, with live music by Al March. The charge is also \$20.00 for that party. Information will be in Hi Lites, and there will also be an email blast on these parties.

Resident Comments Or Concerns: Residents On Site: **1.** A resident asked about the machines and work taking place on Bloomingdale, which was reported as being upgrades to the pumps for wastewater. **2.** Another resident asked about HB 173, which had been addressed earlier in the meeting. **3.** Bob said there were several residents with basketball hoops in the front of their homes in Hunt Ridge, and the emphasis was for Hunt Ridge to address this first. Andrew reported that letters have been sent to them to remove them, based on it being brought up at the Hunt Ridge meeting earlier this week. **4.** Patty has a women’s bike in her garage that was found after being abandoned for several days. We will use Hi Lites to try to identify the owner, and if no one claims it, we can sell it at the garage sale and add the proceeds to the Tall Pines budget. In the meantime, it can be stored in a clubhouse shed. **5.** A resident asked who is concerned about the basketball hoops. Bob indicated that no one brought it up specifically, but it is in our documents that they are prohibited. We do not want the issue to escalate, so it is important for community compliance to keep that from happening.

Residents On Zoom: No comments.

Next Meeting Date: February 15, 2024

Adjournment: Motion to adjourn by Charlie, 2nd by Dave, all in favor, motion carried.

Adjournment Time: 8:03 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary