

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Meeting Date: Thursday, December 18, 2025

Call To Order: 7:03 PM

Pledge Of Allegiance: Was held

Roll Call: **In Person** – Dave Antkowiak, Jill Bell, Patty Burke, Dawn Horvath, Charlie Kriss, Anne McQuade, Carolyn Mitrius, Judith Scott, and AmeriTech representative Brett Newby. **On Zoom** – Bruce Ganfield. **Absent** – None

Proof Of Notice: On signs posted at Tall Pines entrances, and published in Hi Lites.

Announcements/Accomplishments: **Dawn noted the following** - **1.** Residents were reminded to hold questions and comments until the end of the meeting. **2.** This regular meeting will be quick, some topics will be tabled until January to allow time for the budget meeting to follow this meeting. **3.** We need a volunteer to be backup editor and eventually take over the Hi Lites newsletter. Very important to note that if we do not find a volunteer, we are at risk of not having a community newsletter at all. We also need at least one delivery person. Contact Jerry or Rosemary. **4.** We are looking for volunteers to help collect information and create a new Community Directory, since the last one was done in 2019. If we do not get volunteers, this project will not occur. **5.** If anyone would like to create other activities open to all residents (exercise class, etc.), please contact Patrycja (clubhouse manager) for availability. As long as an event is open to the entire community, the clubhouse is free to use for owners of Tall Pines. **6.** In the official minutes on the Tall Pines website, you will notice we reopened the meeting last month for just a few minutes to unanimously appoint Anne McQuade to the board. Welcome Anne. Dawn noted this because due to an oversight, the minutes published in Hi Lites did not include the reopening section. **7.** The Emergency Contact form was supposed to have been included in the budget mailing, and was not included. However, residents can print a copy from the website under documents, then forms.

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

Treasurer's Report: Jill reported the following for the month of November – income 21,472, operating expenses 13,962, reserve funding 6,271, for a net surplus of 1,239. For year to date – income 194,008, operating expenses 141,297, reserve funding 56,440, for a net deficit of 3,730. Our total reserve fund balance is 428,105. Our yearly income is a surplus of 3,640 to what was budgeted due to an increase in clubhouse rentals, but our operating deficit is mainly due to irrigation.

Property Manager's Report: Brett reported that financials were mailed out on 12/16/25, weekly inspections were done on Tuesdays, homeowner concerns were mostly for irrigation and a little for parking. There was some tree trimming and tree removal work that took place. Some landscaping was done at the main Tall Pines entrance. The budget packet was mailed out. The HVAC maintenance contract was signed and work is scheduled to take place in January and July. For future planning, the next BOD meeting is scheduled for 1/15/26, and on 2/19/26, the Annual Meeting and Organizational Meeting, followed by the BOD meeting will take place. The Annual Meeting notice will be mailed on 1/20/26, and will include the emergency contact form and email consent form.

Old Business: **1. Status Of Baltusrol Flooding Issue Legal Issue** – Charlie reported that we are at the stage where we are negotiating a three way contract on the maintenance of the drainage area, and things are moving slowly from the County's end. Our attorney is working on a first draft of that agreement at this time. Assuming that that agreement is completed and signed, the settlement agreement between Tall Pines and Gracewood would follow to close the lawsuit. Charlie anticipates we are looking at two months for these steps to be completed. **2. Irrigation** – Carolyn reported that she has spent a lot of time preparing a spreadsheet and looking at data since April. As a result of looking at the large number of invoices and work completed, she was able to determine that we were

double billed 730 dollars on one occasion, and she is still working to see if there are more. Overall, Carolyn, Jill and Bruce have been working with Local Irrigation to improve communication, to increase transparency, and to improve service delivery overall. Dawn noted that at her request, our management company compiled a list of irrigation expenses since November, 2022, after Gary resigned. We have spent 216,000 since fiscal year 2022 on irrigation. There are multiple reasons for the increase in costs, ranging from a lightning strike of a well, irrigation contracts with companies that have charged high fees and have provided service that we have not been satisfied with, and an aging irrigation system that will likely continue to encounter high costs to maintain/repair.

New Business: **1. Maintenance Increase Proposal** – Dawn noted that over time, there has been a decrease in the amount of time that residents have been willing to do volunteer work to take care of the clubhouse and look after other needs in the community in general. Meanwhile, Patrycja has been working hard to increase clubhouse rentals, which have resulted in more income to offset our maintenance and clubhouse costs. Basically, more hours are needed to take care of these needs and to be on top of updates/upgrades/repairs to the clubhouse as it ages. Dawn recommended an increase from 10 hours per week to 15 hours per week. Dave made a motion to do that increase, 2nd by Charlie, with Jill, Patty, Bruce, Dawn, and Judith also in favor. Anne and Carolyn oppose, majority in favor, motion carried. Also, Jill made a motion to increase the hourly fee for maintenance by one dollar, 2nd by Judith, all in favor, motion carried. **2. Hunt Ridge Request To Powerwash Sidewalks** – Not enough bids were available to vote on this request, so it was decided to table this until next month.

Social Club Update: Jill reported that the next party is scheduled for 2/28/26. The next social club breakfast/meeting is on 1/8/26, and all residents are welcome and encouraged to attend. The next movie night will be on 1/30/26, and free popcorn and soda will be provided.

Walk On Topics From Board Members: **1.** Judith said that after the holidays and our annual meeting, she would like the board to take a hard look at how to resolve the deficits that we are building. **2.** Carolyn asked if anyone can add information to the calendar on the website, and the answer is no. The board approves what goes on it, and Brett is the contact point to add what goes on.

Resident Comments Or Concerns: **1.** In follow-up to the just discussed calendar on the website, Patrycja asked if rentals should be reported to Brett to be on the website calendar. To make it official, Patty made a motion have rentals reported on the website calendar, 2nd by Carolyn, all in favor, motion carried. **2.** A homeowner noted that even though her irrigation is working, her grass is yellow. Jill said it is common this time of year. **3.** Patrycja asked about ways to get more help in preparing the community directory. Dawn said that it will be added to the January agenda to discuss it. During this discussion, Judith, Carolyn, and Patty all agreed to help Dennis with that project, since he agreed to work on this again if he had adequate help to do so. **4.** Patrycja said she will be adding forms on the front clubhouse wall for all of the communities to access the different forms they need.

Next Meeting Date: January 15, 2026

Adjournment: Patty made a motion to adjourn the meeting, 2nd by Judith, all in favor, motion carried.

Adjournment Time: 7:39 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

**TALL PINES COMMUNITY ASSOCIATION, INC 2026-2027 BUDGET ADOPTION
MEETING**

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

Date: Thursday, December 18, 2025

AGENDA ITEMS

1. Certify Quorum Of Board And Membership: All board members were present so board quorum was established, including eight in person and one on zoom. Regarding Tall Pines community membership quorum, only 59 members were countable, so the 80 minimum to reach a quorum was not established.

2. Proof Of Notice Of The Meeting: Membership was mailed a packet, and it was also noted in Hi Lites.

3. Vote To Roll Over Excess Funds: This vote could not take place, since the requirement to first establish a quorum of membership was not established. However, Brett indicated that since there would not be excess funds to potentially roll over, it is a moot point regarding the vote situation.

4. Board Approval Of 2026-2027 Annual Budget: Currently in the 2025-2026 fiscal year, \$66 of the total HOA fee that homeowners are required to pay each month is forwarded to Tall Pines to cover all of the expenses that they incur. The proposed budget that was mailed to homeowners for the 2026-2027 fiscal year raises the fee by \$14 per month, from 66 to 80. The total annual budget for the current 2025-2026 fiscal year is 253,104, and the proposed budget total for the 2026-2027 fiscal year is 308,158.

There were many questions, concerns, opinions, suggestions, etc. expressed by homeowners, some of which were civil, and some of which were not to the point of foul language and anger being exchanged. The discussion spanned a period of approximately 80 minutes, and rather than citing specific individuals' concerns which were somewhat repetitive in nature, they will be summarized.

The cost of things like electricity and insurance have gone up substantially due to inflation, and the board gave rationale to explain this and other reasons for the increases.

The rationale for the amount of money that we have going into some of our reserve categories was also questioned, and one example that Dawn detailed to residents is that even though it may appear that we have a lot of money in paving reserves, the cost projection for replacing roads has increased to the point that we are probably significantly underfunded in that area.

Irrigation problems and associated costs for resolution was an area that generated multiple questions and comments, and is an ongoing source of frustration for homeowners and board members who are also homeowners. We have had problems with the price and performance of irrigation contractors since Gary resigned in 2022, and are trying to improve the service and communication with the current vendor. Probably of even more significance is the fact that the irrigation system needs more and more repair and replacement of components as time goes on and the system ages.

Several Hunt Ridge residents are advocating for having sidewalks powerwashed, so it will be on the agenda for the January meeting.

The cost of the lawsuit that we have ongoing with Gracewood regarding the flooding at the end of Baltusrol was the source of some questions and comments that were negative and critical in nature from a small number of homeowners. It was erroneously stated that the board has not included rationale for steps taken, cost updates, etc. They were reminded to revisit the previous minutes to find that information.

Another question that several homeowners had is how much it costs to maintain the clubhouse. It is not easy to do that to some degree, since our insurance premium covers multiple areas besides the clubhouse, maintenance services we pay for cover more than the clubhouse, etc. Brett emphasized that the Tall Pines clubhouse is the “crown jewel” of our association, and a wonderful asset of our community.

Overall there was somewhat of a negative overtone regarding the budget meeting atmosphere of homeowners in general. Dawn took time to reinforce the fact that costs have gone up for just about everything, and she understands that people are frustrated. She also emphasized that we as board members are all volunteers, some of whom spend countless hours taking care of doing things that hopefully improve the Tall Pines community. Homeowners that have complaints are welcome to do the work to make things better, and if they do not, hopefully their concerns will be expressed in a positive, constructive manner. As a courtesy, homeowners were not held to the three minute maximum input during this meeting. Future adherence to this rule may be necessary to streamline working through agenda items.

Charlie made a motion to approve the 2026-2027 annual budget as proposed, 2nd by Judith, all in favor, motion carried.

5. Adjournment: Dave made a motion to adjourn the meeting, 2nd by Anne, all in favor, motion carried.

6. Adjournment Time: 8:56 PM

TALL PINES BUDGET MEETING MINUTES SUBMITTED BY DAVID ANTKOWIAK, TALL PINES BOARD SECRETARY