

TALL PINES COMMUNITY ASSOCIATION ANNUAL MEETING AND ELECTION OF DIRECTORS

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

Date: Thursday, February 20, 2025

Call To Order: 7:12 PM. Board members present were Dave Antkowiak, Jill Bell, Jim Davidson, Charlie Kriss, Bob Krobatsch, and Carolyn Mitrius. Absent were Patty Burke and Dawn Horvath. The property manager representative that attended from Ameri-Tech was Andrew George.

Chairperson Appointment: Jill appointed Andrew as chairperson of the meeting.

Proof Of Notice: Signs were posted at Tall Pines entrances, notices were mailed out, and it was published in HiLites.

Proxy Certification And Establishment Of Quorum: Andrew reported that after combining the 60 certified proxies that were mailed in with the 36 members in attendance, our quorum was established.

Reading Or Waiver Of Minutes Of Last Members' Meeting: Jill made a motion to waive the reading of the minutes of last meeting, 2nd by Charlie, all in favor, motion carried.

Election Of New Directors: There were 3 board members with expiring terms, including Dave Antkowiak, Jim Davidson, and Carolyn Mitrius. With the vacancy that occurred as a result of Lonnie Buresh's resignation in November, there were 4 board openings available. Prior to the meeting, all 3 members with expiring terms, and homeowner Chris Witaszek, each submitted a Notice Of Intent To Be A Candidate For The Board Of Directors. At the meeting, Andrew called for nominations from the floor, and Jill nominated homeowner Judith Scott, who accepted the nomination. With 5 nominees for 4 openings, an election was necessary. While the votes were being counted, the five candidates each provided brief verbal introductory comments to the residents in attendance, and the following new business was discussed.

New Business:

Open Forum

- 1.** Hunt Ridge homeowner Dominic Suppa reported that recently he received a letter which appears to have designated his home as being in a Special Flood Hazard Area (SFHA). He is frustrated because his neighbors reportedly did not receive this, and his home does not appear to be at any greater flood risk than others in Tall Pines. None of the board members were aware of anyone else receiving this type of letter, so other than advising him to pursue it with the County, no specific resolution was presented.
- 2.** Two trees that need trimming were brought up by residents, including one by the clubhouse, and another by the fire hydrant in Spring Lake. Andrew will have them taken care of.
- 3.** Charlie provided an update on the Gracewood lawsuit that is related to the Baltusrol flooding situation. On 2/17/25 the Summons And Complaint was served on the president of Gracewood, which sets the timeline for 2 upcoming steps in the process. The first is that Gracewood has until 3/10/25 to file a response to the lawsuit, or file a motion to dismiss. The second is that 4/18/25 is the deadline for us to serve disclosure on Gracewood, which is our demand for whatever documentation we want from their records, and a list of questions for them to answer under oath. Our lawyers are working on developing that list now.
- 4.** Jill reported that the work that was previously approved by the board at Baltusrol Circle was completed this week. Several positive comments from homeowners followed regarding how it turned out. Bayhill Circle will be worked on next, and Jill will be meeting with a vendor on Monday, February 24th at 1:00 PM to get an estimate for work there. Homeowners interested in providing suggestions on what should be done there were invited to attend.
- 5.** On zoom, Dennis expressed concern about the cost that Tall Pines takes on by having the annual meeting packets being sent out via the US Postal Service, and stressed that we need to move to electronic means of taking care of this type of our HOA business. Out of the 317 packets that were sent

out, Andrew reported that only 60 were returned. The packet included a form for homeowners to opt into electronic means of receiving documents, so there will be some reduction in cost in the future. He also reported that including the cost of the stamped return envelopes in the recent packet, it cost Tall Pines approximately \$1,500.00 for the Annual Meeting packet.

Announcement And Seating Of New Board – Andrew reported that after the volunteers completed the counting of the votes, the 3 members with expiring terms and Judith Scott were elected to the board. At that point Judith was welcomed and invited to take a seat with the other board members.

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

Adjournment Time: 7:44 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

TALL PINES COMMUNITY ASSOCIATION BOARD OF DIRECTORS ORGANIZATIONAL MEETING

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

Date/Time: February 20, 2025, Immediately Following The 7:00 Annual Membership Meeting

Call To Order: 7:45 PM. Board members present included Dave Antkowiak, Jill Bell, Jim Davidson, Charlie Kriss, Bob Krobatsch, Carolyn Mitrius, and Judith Scott. Absent were Patty Burke and Dawn Horvath. Also in attendance was Ameri-Tech representative Andrew George.

Appointment Of Chairperson Of The Meeting: Jill appointed Andrew as chairperson of the meeting. He facilitated the appointment of officer position process that follows.

Appointment Of Officer Positions: Jill made a motion to nominate Dawn as President, 2nd by Jim. Knowing that she would be absent for this meeting, Dawn previously expressed willingness to accept that position, and all were in favor, so motion carried. Jill made a motion to nominate Charlie as Vice President, 2nd by Judith. Charlie accepted the nomination, and all were in favor, so motion carried. Carolyn made a motion to nominate Jill as Treasurer, 2nd by Bob. Jill accepted the nomination, and all were in favor, so motion carried. Jim made a motion to nominate Dave as Secretary, 2nd by Bob. Dave accepted the nomination, and all were in favor, so motion carried.

Adjournment: Jill made a motion to adjourn, 2nd by Bob, all in favor, motion carried.

Adjournment Time: 7:59 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary