

## TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

**Date:** January 16, 2025

**Call To Order:** 7:11 PM

**Pledge Of Allegiance:** Was held.

**Roll Call:** In Person – Dave Antkowiak, Jill Bell, Patty Burke, Jim Davidson, Dawn Horvath, Charlie Kriss, Bob Krobatsch, and Ameri-Tech representative Andrew George. On Zoom – Carolyn Mitrius. All current board members attended, none absent.

**Proof Of Notice:** Signs posted at Tall Pines entrances, and in HiLites.

**Secretary's Report:** Motion by Charlie to waive the reading of the November minutes, 2<sup>nd</sup> by Dave, all in favor, motion carried.

**Treasurer's Report:** Jill reported petty cash \$585.00, total operating funds \$1,751.61, total reserve funds \$501,954.97, and total assets \$513,645.71. Our total liabilities are \$501,954.97, total equity/capital is \$20,037.16, net income gain/loss (for December) was minus \$8,346.42, and total liabilities & equity is \$513,645.71. Dawn reported that one of our CDs was called early (1/9/25), and it has been reinvested in a new, non-callable 6 month CD at 4.2%. Based on information given to her, we can expect several other of our CDs to be called in the future. This is affecting the "ladder" structure that we planned for our CDs to mature, so as our future CDs mature or are called, we will plan accordingly to space out their maturity dates to get our "ladder" back on track.

**Property Manager's Report:** Financials were mailed on 1/10/25, weekly inspections were done on Tuesdays, homeowner concerns were mainly regarding irrigation, tree debris situation in Hunt Ridge is expected to be resolved by the end of the month.

**Old Business:** **1. Baltusrol Flooding Issue** – Charlie reported that 1/15/25 was the deadline for Gracewood to respond to our final demand letter, and they did not respond. As a result, our attorney is in the process of drafting a complaint to be filed in Pasco Circuit Court. **2. Gazebo Update** – Jill reported that we are about half done with the needed repairs, which were completed by the following volunteers; Terry Bell, Jill Bell, Jim Davidson, Bob Krobatsch, Dave Antkowiak, Carolyn and Dennis Mitrius. The cost for wood, screws, paint and supplies, and an electrician to fix breakers is \$976.83 total. The remaining wood repair work will be done when we have more favorable weather, and the painting will take place in March or when the treated lumber is dry enough to do so. The estimate we had for a contractor to do this work was \$8,500 and didn't include the cost of paint or labor to do the painting, so Tall Pines volunteers are/will be saving our community a substantial amount of money. Volunteers were thanked for their contributions, followed by applause from residents in attendance at the meeting. Jill added that we always welcome volunteers to do work that can save our community money. **3. Irrigation Update** – Jill reported that our new irrigation vendor has been doing a lot of work to fix old and new issues, they are responsive to our needs, and homeowners are able to communicate with them. Residents were reminded to use the contact form on the website to report their irrigation needs. **4. Fire Protection Update** – Bob reported that we learned that the company that we were going to have our clubhouse fire protection system set up through (Safe Home) is not licensed to do commercial installations in Florida. In order to do the system correctly, it would cost us close to \$30,000, so unless the vendor that we are expecting another quote from is substantially less, it is unlikely that we will proceed with this. Safe Home did not start work, and we are not being charged anything from them. **5. Update On Previously Approved Landscape Work At Baltusrol And Pineneedles** – Jill reported that the vendor we approved has been very busy. She contacted them earlier in the day, and if it turns out that they continue to be too busy to do the work, she will contact the vendor who quoted a price that was only a couple hundred dollars higher than the one we selected. **6. Status Of Clubhouse Shed Floor Damaged By Vendor** – As previously reported, the roof was repaired but the vendor still has not fixed the floor that was also damaged when the tarp blew off and

caused the additional damage before the roof was fixed. Andrew will contact them again to have them address this issue. **7. Status Of Homeowner Tree Left On Common Property** – Andrew reported it is still an ongoing issue, which he expects will be resolved by the end of the month. **8. Clubhouse Bar Ideas** – Jim had an idea to address this, but after discussion with Slawek and Patrycja, it was agreed they will get estimates for this. They are aware of places that we can get materials and work at lower cost. Since the next meeting is our annual meeting, we will do an update in March.

**New Business:** **1. Clubhouse Air Conditioner Maintenance** – We pay for 2X per year but it must be scheduled by Tall Pines – We are due, so Andrew will contact them to do this. We also need to determine the age of all units and budget for replacements - Andrew will check when the most recent one was replaced, to help us plan for when the next of the seven air conditioning units might need replacing. **2. Drop Box Was Installed At Clubhouse Front Entrance** – Do We Want To Extend Use To Sub-Associations? – Motion by Jill to extend to sub-associations, 2<sup>nd</sup> by Jim, all in favor, motion carried. Jill and Patrycja are the only two who have keys to the drop box, and Patrycja will sort the proxies that are placed in the drop box. Dawn will email the sub-association presidents of this change. **3. Ownership Of Tall Pines Website On Ameri-Tech Server** – Andrew confirmed that Tall Pines owns the website, so if we were to change management companies in the future, we would take the website with us. **4. Request For No Parking Signs** – Andrew clarified that the request was not to add no parking signs, but someone asked to have one removed. Andrew suggested and the board agreed not to do anything with this at this time. **5. Social Club Update** – Bob reported that there are 3 upcoming parties. The first is the super bowl party on Sunday, February ninth, which costs \$5 per person and will include hot dogs, salad(s), beans, and soda and water. People can bring their own drinks, snacks, etc. The second party is the Doo Wop on Saturday, February 22<sup>nd</sup>, which is catered by Slice Of Life, and costs \$20 per person. The third is the St. Patricks Day party on Monday, March 17<sup>th</sup>. That event will be catered by Central Park, and will also cost \$20 per person. Al March will provide live music for the Doo Wop and St. Patricks Day parties. Movie night is on Friday, January 17<sup>th</sup>.

**Announcements/Accomplishments:** **1.** Watch for your annual meeting packet in the mail. If you do not intend to attend the meeting in person, it is imperative you return your proxy or give it to a neighbor. **2.** We have a few volunteers already, but if you would like to volunteer to assist at the annual meeting, please contact Jill Bell. **3.** Spring Garage Sale is scheduled for March 22, with a rain date of March 23. **4.** Parking at the clubhouse overnight requires a pass from any board member. You can find their numbers in the HiLites. If you don't have a pass in the window your vehicle could be towed. **5.** There should be NO parking on any grass/lawns. Remind your contractors/vendors to park on pavement. It damages the irrigation system. **6.** Residents should report any tree issues via the contact form on the website. Keep in mind Tall Pines only handles trees on common property. For more detailed information, refer to the front page of the November edition of HiLites community newsletter. **7.** All scheduled events, including meetings, must be sent to Clubhouse Manager Patrycja, even if you are just using the library. She manages the clubhouse calendar and ensures there are no conflicts. **8.** Please do not feed the wildlife – that includes alligators, ducks, etc. **9.** Just a sampling of the things that were handled in the last month or so: The front doors of the clubhouse were painted, drop box installed at front of clubhouse entrance, several lights were repaired both inside and out, breaker for pond lights was changed, exterior camera system was reset and added to cell phones of a couple people, Carolyn was able to get the County to fix the stop sign at Baltusrol and DeCubellis. **10.** Withlacoochee finally fixed the light on the corner of Millriver and Tall Pines Blvd., but the light at Millriver and Wingfoot is out now. If any resident notices a street light out, you can take the number off the pole and report it to Withlacoochee yourself.

**Walk-On Topics From Board Members:** Jill reported that the outside of the clubhouse front doors have been painted by Slawek, and he has ideas to improve the inside of the doors. Discussion that followed resulted in the board agreeing to have him patch and paint the insides, and to include the addition of a metal kick-plate at the bottom.

**Resident Comments Or Concerns: On Zoom** – None. **In Person** – One resident had questions/comments about our CDs and a particular budget item balance. Another asked how to get a clubhouse key, which Clubhouse Manager Patrycja will provide for them. Patrycja expressed interest in starting a bingo game day at the clubhouse, and Bob agreed to have it included under the Social Club umbrella, to assist with the planning. A note will also be placed in HiLites. Patrycja also expressed interest in bringing back the flea market event that Tall Pines had until Covid essentially stopped it following the last one we had in February, 2020. Since then we have had annual and/or bi-annual garage sale events, which as noted above, the next one is on March 22<sup>nd</sup>. Residents will again be able to get tables from the clubhouse, and Slawek volunteered to help with this. For the future, the flea market idea will continue to be explored. Another resident suggested we get bigger and better signs for Tall Pines, so that residents are more likely to be made aware of scheduled activities, events, etc. Dawn said we will investigate doing that.

**Next Meeting Date:** 2/20/25 – Dawn reminded everyone that the February meeting is our annual meeting, and encouraged residents to attend or return their proxies. She also said that she will be unable to attend that meeting, and Jill has agreed to chair the meeting in her absence.

**Adjournment:** Motion by Dave to adjourn the meeting, 2<sup>nd</sup> by Charlie, all in favor, motion carried.

**Adjournment Time:** 8:10 PM

**Minutes Submitted By David Antkowiak, Tall Pines Board Secretary**