

## TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

**Date:** Thursday, March 20, 2025

**Call To Order:** 7:01 PM

**Pledge Of Allegiance:** Was held.

**Roll Call: In Person** – Dave Antkowiak, Jill Bell, Dawn Horvath, Charlie Kriss, Carolyn Mitrius, Judith Scott, and Ameri-Tech representative Andrew George. **On Zoom** – None. **Absent** – Patty Burke, Jim Davidson, Bob Krobatsch.

**Proof Of Notice:** In HiLites, and posted on signs at Tall Pines entrances.

**Secretary's Report:** Jill made a motion to waive the reading of the minutes of last month's meeting, 2<sup>nd</sup> by Charlie, all in favor, motion carried.

**Announcements / Accomplishments:** **1.** Dawn reminded residents to hold questions and comments until the end of the meeting. **2.** Spring garage sale is scheduled for March 22, with a rain date of March 23. **3.** Parking overnight at the clubhouse overnight requires a pass from any board member. **4.** There should be NO parking on any grass/lawns. Dawn said that prior to the meeting, 12 No Parking On Grass signs were ordered, which Slawek will install throughout the community. **5.** Residents should report any tree issues via the contact form on the website. Keep in mind Tall Pines only handles trees on common property. **6.** 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 between meetings. **7.** Trespass order in place with sheriff, related to problems with youths at LaQuinta pond. **8.** If you are doing landscaping you MUST fill out the irrigation form on the website TWO WEEKS ahead of the install, you cannot submit the day you have your plants done and expect irrigation to be turned on. County does allow extended watering but we need time to set that up. **9.** HiLites printer is moving, but will ship for \$15. Sue got quotes from other printers, but they were all significantly higher so we will stick with the current printer. **10.** Reminder about Consent To Receive Electronic Communications forms – Residents are encouraged to complete and return these forms, which will substantially reduce the cost of having our management company needing to send documents through the US Postal Service. Andrew reported that so far, approximately 80 forms have been returned out of the 317 homes in Tall Pines. **11.** Ideas regarding upgrading the bar in the clubhouse are tabled until the April meeting.

**Treasurer's Report:** Jill reported monthly income for February of \$20,404, operating expense of \$9,206, reserve funding of \$5,829, for a net surplus of \$5,369. Year To Date income for the 2024-2025 fiscal year was \$242,026, operating expenses were \$174,588, reserve funding was \$46,632, for a net deficit of \$2,510. Our operating expenses were over by \$5,968, due to street light increase of \$1,870 and legal fees of \$4,097. Our yearly income was \$3,418 over budget, and Jill noted that clubhouse rentals were \$3,740 over budget, thanks to the wonderful job Patrycja is doing. Our reserve fund balance is \$489,143, which is a \$19,017 deficit to last month's balance of \$508,160. This is due mainly to increase costs of irrigation repairs from storm damage, and we also had less interest income than budgeted for our CDs. Currently there is a CD maturing on 3/23/25 in the amount of \$109,306.58, and we have \$165,038.27 in a money market account for a combined total of \$274,344.85. Jill made a motion and Dave 2<sup>nd</sup> to do the following: \$67,000 CD for each of 3 non-callable CDs with Raymond James, the 6 month one at 4.25%, the 12 month one at 4.15%, and the 18 month one at 4.15%. The difference between the combined total and the reinvested amounts is \$73,344.85, which will go into our checking account to cover our operating expenses.

**Manager's Report:** Andrew reported that financials were mailed on 3/10/25, homeowner concerns were for irrigation and trees mainly. There is also a problem with individual(s) from other communities walking their dogs and not picking up after them. It is difficult to identify who they are, but if/when we do, a letter will be sent to them to address the issue.

**Old Business:** **1.** Baltusrol Flooding Issue – Charlie reported that today (3/20/25) is the extended deadline for Gracewood to respond to our complaint, and they did so at 4:20 PM today. Our attorney hasn't had a chance to go over the response extensively, but overall they are continuing to deny their responsibility and are contending that Tall Pines is at fault in the matter. Charlie and our attorney will discuss next steps, which might include the prospect of asking for a summary judgment from the court, based on Gracewood having no sustainable position. In this case, the judge would make their ruling without a trial, saving time and money. So far, our costs in this issue are \$41,031. Out of this total, approximately \$18,000 is our legal fees, which we may not be able to recoup if/when we win. **2.** Gazebo Update – Jill reported that the gazebo was painted this week, so all of the planned work is completed. She expressed a thank you to all of the people that helped out with the repairs and painting, including Slawek, Dave Antkowiak, Kathy and Bruce Ganfield, Carolyn and Dennis Mitrius, Terry and Jill Bell, Bob Krobatsch, and Jim Davidson. The total cost for this project was \$972, which is only a small percentage of the \$8,500 estimate from a vendor, that didn't even include the cost of paint and labor to paint. **3.** Irrigation Update – Jill reported that Local Irrigation sent us a map of every zone and controller, which is a handy tool. Dawn asked Andrew to put it on the website, which he will do. It will need updating from time to time, but is good information for homeowners overall. It will also be referenced in HiLites. It was noted that overall the community is satisfied with the performance of Local Irrigation. **4.** Landscaping Update – Jill reported that 3 estimates have been obtained for work on trees, stumps, bushes, etc. Green Thumb came in the lowest for this work, at \$2,960. She made a motion to go with them for this work, 2<sup>nd</sup> by Charlie, all in favor, motion carried. Quotes for homeowners to have stumps removed have also been obtained, and Jill will notify them regarding that. Jill also reported that the Baltusrol circle work is completed, and a bench will be placed there. Work is planned for the front entrance to Tall Pines, but is still in the planning stage. Bayhill is being worked on, and will be complete when a few trees are planted. There is one more circle along Baltusrol that needs to be worked on, and will be addressed in the future. **5.** Status Of Clubhouse Shed Floor Damaged By Vendor – Andrew reported that he hasn't had a chance to meet with the vendor yet, but will do so when he can arrange it. **6.** Status Of Homeowner Tree Left On Common Property – Andrew reported that the tree has been removed. **7.** Clubhouse Air Conditioner Maintenance – Andrew reported that he is waiting for the vendor to give a date when they can come to do it. Regarding the need to determine the age of all the units and budget for replacements, Andrew indicated that this may have been done a couple years back. He will check to verify that. **8.** Fire Suppression – Charlie will check into some self install ways of improving our ability to be alerted if a fire were to occur in the clubhouse. Recent efforts to do this were unsuccessful due to vendor licensing and/or cost concerns. **9.** Clubhouse Roof Repair Status – Andrew reported that this work has been completed.

**New Business:** **1.** Clubhouse Rental – Board discussion did not result in strong feelings to raise rental rates. However, a recent renter made a mess and didn't clean up, resulting in them forfeiting their \$200 deposit. Jill, her husband Terry and our cleaning person all worked to clean up the mess, since there was a back to back rental planned. This is much appreciated, but should not have been necessary. Judith made a motion to raise the deposit, just on parties, to \$500 immediately, 2<sup>nd</sup> by Jill, all in favor, motion carried. **2.** Pothole On Rockville Ct. – Slawek was going to look at it, but wasn't at the meeting for the board to ask him about it. Andrew said that he has 2 more potholes that were reported, and he will contact Slawek about all 3 of them.

**Social Club Update:** Jill reported that the St. Patrick's Day party went very well. There are no other parties planned for the summer. A trip was planned to go to the racetrack, but that was canceled. At this point social club breakfasts are planned for April and May, but not for the summer months.

**Walk-On Topics From Board Members:** None

**Resident Comments Or Concerns:** **On Zoom** – We were unable to fix audio problem, so Dennis was unable to express his comment or concern. **In Person** – Carl Casella said there are markers for irrigation to do work near his home, but it has been a while and nothing is being done. Dawn asked his

address and will follow up with irrigation. Carl also thanked the board for all the work we're doing for Tall Pines, and suggested we don't continue renting to the party that recently made the mess. Bruce Ganfield asked if the projected road work on DeCubellis would resolve the Baltusrol drain problem, and it appears unlikely that it would. Dominic Suppa brought up the same issue that he brought up at a previous meeting. He still hasn't been able to find out why his home is considered to be in a flood zone, and no one else in the Tall Pines community has received the same documents or designation. The designation apparently is Special Flood Hazard Area (SFHA). Dawn suggested he go to Pasco County Board of Commissioners to see if he can get answers and/or resolve the issue through them. Another resident asked about the amounts we have invested in CDs versus the amount in operating account, wanting to make sure we are maximizing our interest rate returns.

**Next Meeting Date:** April 17, 2025

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

**Adjournment Time:** 8:06 PM

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