

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: Thursday, November 20, 2025

Call To Order: 7:00 PM

Pledge Of Allegiance: Was held.

Roll Call: **In Person** – Dave Antkowiak, Jill Bell, Bruce Ganfield, Dawn Horvath, Carolyn Mitrius, and AmeriTech representative Brett Newby. **On Zoom** – Charlie Kriss. **Absent** – Patty Burke, Judith Scott.

Proof Of Notice: Published in HiLites, and signs were put out at Tall Pines entrances.

Announcements: **1.** Reminder to hold questions and comments until the end of the meeting. **2.** Use the contact form on the website, report PROMPTLY regarding trees/landscaping, irrigation, management. **3.** Reminder that HiLites is available year-round on the Tall Pines website. Watch for important community news and events. **4.** We need a volunteer to be backup HiLites editor and eventually take over. Very important to note that if we do not find a volunteer, we are at risk of not having a community newsletter at all. **5.** We are also looking for volunteers to help collect info and create a new Community Directory, last one was done in 2019. If we do not get volunteers, this project will not occur. **6.** Reminder that there is a Game Night on Wednesdays, card games, etc. See HiLites or Patrycja for more details. **7.** If anyone would like to create other activities open to all residents (exercise class, etc.), please see Patrycja for availability. As long as an event is open to the entire community, the clubhouse is free to use for owners of Tall Pines. **8.** Reminder that we are still attempting to collect email addresses for residents to keep them notified of important notifications. See page 2 of the November HiLites online for more info. **9.** We also want to remind homeowners that if they are agreeable to receiving their documents via email, they can fill out an electronic consent form. **10.** Jill reported that Slawek put in 4 new motion lights and 4 new cameras that had quit working at the clubhouse. Jill and Patrycja have the app for the cameras on their phones, and other board members are welcome to have them on their phones as well, if interested.

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

Treasurer's Report: Jill reported that our monthly income was 21,797, which was 645 more than budgeted. Monthly operating expenses were 13,870, which was 1,011 less than budgeted. Monthly reserve funding was 6,271, and we had a monthly net surplus of 1,656. For the YTD, we have a net deficit of 4,968. Our total reserve fund balance is 439,222. Jill noted that we had the clubhouse parking lot re-sealed last month. She also noted that we had budgeted 1,500 as clubhouse rental income, but due to Patrycja's efforts, our rental income is already around 5,000. Regarding our CDs that we have invested, Dawn reported that we have stopped investing in callable CDs, so we are getting more on track with our "ladder" structure of evenly spacing out when they mature.

Property Manager Report: Brett reported that financials were mailed out on 11/17/25, weekly inspections were done on Tuesdays. Homeowner concerns were mostly for irrigation and trees, and there are also a small number of boards on the gazebo that need replacing. Slawek will take care of that. Brett provided a Summary Of Quotes for HVAC maintenance of the clubhouse AC units twice per year, and out of the 3 that were provided, Manfredi clearly was the lowest. Future Planning was discussed, including the 12/18/25 meeting for budget approval, the 1/15/26 meeting for Board Of Directors, and the Annual Meeting/Organizational Meeting on 2/19/26. Discussion included which documents to include in the packet that is sent out for the annual meeting on 2/19/26, ideas to increase homeowner acceptance to receive documents via email to save mailing costs in the future, timeliness of completing the important steps in preparing for these meeting dates, etc.

Old Business: **1. Status Of Baltusrol Flooding Issue/Legal Issue** – Charlie reported that some time ago we had verbal agreement that the County would assume maintenance of the drainage system

between Baltusrol and Gracewood, but it needs to be put in writing to detail what their responsibilities are on an ongoing basis. Our attorney is working with the County attorney on this, but before that will occur, the County is considering and/or planning on installing a manhole on their property at the area where at least part of the overall blockage was occurring midway between Baltusrol and Gracewood, which would allow for better access to clear future blockage between that point and the Gracewood outlet. Cost of keeping our side up to the manhole point maintained is also needing to be in the agreement. The County also needs to put in writing their agreement with Gracewood.

2. Irrigation Update – Jill reported that Local Irrigation is not going to raise their price for next year, and that they will increase the amount of time that they will be here to address issues. As our irrigation system ages and our expenses increase to maintain it, Dawn noted that we will need to increase that area of our budget to meet our needs. Jill, Carolyn and Bruce met with Local Irrigation to discuss issues and how to improve the service, and the general consensus is that they are doing inspections and fixing problems they find, and hopefully increased communication and onsite involvement will continue to improve the service. They tend to place and leave a lot of flags as part of their work, which sometimes is a concern to homeowners. This was conveyed to Local, so hopefully when the flags are placed, they will address the issue they were placed for on a timely basis, and the flags will be removed when the work is completed.

3. Landscaping – Jill has been looking into the cost of landscaping around the entry signs at the Tall Pines main entrance. Due to the fact that we don't even own the sign on one side of the entrance, and the high cost of landscaping for aesthetic purposes and ongoing costs to maintain both sides, it was agreed to do low cost things like stone, sod, etc. The signs also may need some work to extend their life, and Jill will see if she can find out who worked on them between 2017 and 2019. Regarding a dogwood tree that has already been approved to replace two that were removed, Jill said it will be replaced in the near future. Also discussed was a concern that a resident of Wingfoot Court had regarding cleanup work that is still needing to be done at/around his property after tree work was performed there. Brett is following up to make sure it is done.

4. Clubhouse Air Conditioner – This was briefly discussed earlier, and Jill made a motion to go with Manfredi as the lowest bidder at 1,050 for 7 units to be cleaned twice per year, 2nd by Carolyn, all in favor, motion carried.

5. Fire Suppression – After months of planning and getting costs of purchasing and installing various units/systems in the clubhouse, the board has decided to forego continuing to pursue this project. The main reason for doing so is that while the units generally are not overly expensive, the high cost of hardwiring them for installation was not an anticipated expense, and which made the overall cost of the complete project higher than acceptable to the board. Also, the savings in insurance of pursuing this is minimal. Currently there are basic smoke detectors in the building. Jill made a motion to formally scrap this project, 2nd by Carolyn, all in favor, motion carried.

6. Budget Packet Being Mailed – This was already discussed earlier in the meeting.

7. Status Of Cameras Outdoor Clubhouse – This item was also discussed earlier. Both Jill and Patrycja have the app on their phones.

New Business:

1. Accept Resignation Of Jim Davidson – Jill made a motion to accept Jim's resignation, which he tendered on 11/1/25, 2nd by Dave, all in favor, motion carried. The board expressed appreciation for Jim's service to the Tall Pines community.

2. Recap Of Meeting With Irrigation Vendor – Already discussed earlier in the meeting.

3. Contract With AmeriTech Extended – signed addendum on 11/4/25. This extends our contract until 2/28/27. It will auto-renew for 3 years if not re-negotiated or another vendor selected timely prior to that date.

4. Social Club Update & Call For Volunteers – Jill reported that next movie night is 11/28/25 at 7:00 PM. The Christmas Party is 12/6/25, and is sold out. The next Social Club breakfast is 12/4/25, immediately after which volunteers are needed to help with Christmas decorations.

5. Walk-On Topics From Board Members – None.

6. Resident Comments Or Concerns – In person - Kathy Ganfield suggested that when the annual packets are mailed out, a request for homeowners to provide information that would be needed for an updated directory be requested as well. Brett will have it added to the bottom of the Emergency Contact forms that are mailed out. Anne McQuade said that

someone in the community is going around with a petition to allow homeowners to install fences around their property. Our documents do not allow them, and none of the board members feel that it would be a good idea. **On Zoom** – Sue McQueen asked if the board would approve the printing of 25 or 30 color copies of the 4 page spread that was in the July HiLites in honor of Bob Krobatsch. Her idea is to have it condensed to one page, both sides, in color. They would be presented to Peggy. The July HiLites issue was not in print, so this would provide printed copies for Peggy. Dave made a motion to provide funding for 30 copies, 2nd by Bruce, all in favor, motion carried. Sue anticipates that it would only cost about 20 dollars to do this. Another thing Sue brought up is that dog walkers not picking up after their dog continues to be problematic. Considerable discussion followed, and responsible behavior will continue to be noted in HiLites.

Next Meeting Date: December 18, 2025

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

Adjournment Time: 8:10 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

RE-OPENING OF MEETING ON 11/20/25, AT 8:12 PM

Bruce made a motion to re-open the meeting, 2nd by Jill, all in favor, motion carried.

Note: Immediately following adjournment of the regular meeting, Anne McQuade expressed interest in filling the vacancy due to Jim Davidson's resignation. Rather than wait until the next board meeting, the board decided to re-open to consider Anne's interest. Jill made a motion to accept Anne as a new board member, 2nd by Dave, all in favor, motion carried. Anne was welcomed to the board. Jill made a motion to close the meeting at 8:14 PM, 2nd by Bruce, all in favor, motion carried.

Re-opening Minutes Submitted By David Antkowiak, Tall Pines Board Secretary