

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: Thursday, October 16, 2025

Call To Order: 7:05 PM

Pledge Of Allegiance: Was held.

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

Proof Of Notice: On the website, via email, and on signs posted at Tall Pines entrances.

Announcements/Accomplishments: **1.** Reminder to hold questions and comments until end of meeting. **2.** The clubhouse parking lot is being resealed on 10/23/25, there will be no driving and the front drive will be blocked. Cars must go down Brookhaven rather than across the front of the clubhouse. There will be no guest parking for 2 days while the sealant dries. **3.** Use the contact form on the website, report PROMPTLY regarding trees/landscaping, irrigation, management. **4.** Reminder that the HiLites is not delivered during the summer but it is available year-round on the Tall Pines website. Watch for important community news and events, it is always published the first week of the month. **5.** We need a volunteer to be backup editor and eventually take over. If we do not find a volunteer, we are at risk of not having a community newsletter. **6.** We are still 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. **7.** Reminder that there is a game night on Wednesdays, card games, etc. See HiLites or Patrycja for more details. **8.** 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.

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

Treasurer's Report: Monthly income was 20,973, monthly operating expenses were 20,244 (over budget by 5,363), reserve funding was 6,271, monthly operating deficit of 5,414 (due to unusually large costs for irrigation, legal fees, electricity, and lack of advertising income), year to date income was 150,000, year to date operating expenses 113,000, Year to date reserve funding 43,000, year to date operating deficit of 6,623, general operating account 965, petty cash 585, total reserve funds of 439,536.

Property Manager's Report: Brett reported that financials were mailed out on 10/15/25, weekly inspections took place on Tuesdays, homeowner concerns were irrigation. Tree quotes - discussed in landscaping part of agenda. There was considerable discussion on HVAC cleaning quotes, how many times per year it is needed, etc. It was decided to table this item until we get a quote from Johnny Cool for cleaning two times per year. Brett reported that a new management contract with Tall Pines has been signed, and that it is for one year. Regarding quotes for the CO2/smoke detector system being planned, Brett is awaiting written quotes.

Old Business: 1. Status of Baltusrol Flooding Issue / Legal Issue – Charlie reported that total expenses through 9/30/25 are 62,307. Regarding the inspection of the drain at the expense of Pasco County, they found and fixed a damaged portion of the drain pipe. They also cleared the vegetation and debris at the outflow basin in Gracewood, resulting in the drain currently being in pristine condition. We are now in negotiation with the County to give them perpetual right to maintain the drain from our part of the system. They also need to negotiate a similar agreement with Gracewood to keep the outflow basin clean. The third agreement needed is between Gracewood and Tall Pines, which is a settlement agreement. Once these are in place, the lawsuit will be withdrawn to finalize the issue. Meanwhile, we will continue to encounter legal fees until these agreements are finalized. **2. Irrigation Update** – Jill reported that we are getting a new breaker box on Baltusrol on Tuesday, October 21

because the old one is deteriorating and needs replacing. **3. Landscaping:** **A.** Common area cleanup – Jill received a bid from Green Thumb for 1,200. Patty made a motion to accept this bid, Bruce 2nd, all in favor, motion carried. **B.** Tree list is started, and we have 2 bids so far. Florida Cuts is the lower of the two, at 2,790. We will get a 3rd bid from Pasco Tree. Patty made a motion to go with Florida Cuts at 2,790, unless Pasco Tree comes in lower. Judith 2nd this motion, all in favor, motion carried. **C.** Jill contacted Pasco County and got them to agree to remove two trees leaning towards Vale Loop. **4.**

Clubhouse Air Conditioner Maintenance – This was discussed earlier in the agenda. **5. Fire Suppression** – This was also discussed earlier in the agenda, and Brett is working on this. **6.** We still need a volunteer to monitor the website to ensure the correct documents are listed monthly. **7. Have All Board Members Gotten A Top Lock Key To The Clubhouse Entrance Door?** - Both Bruce and Judith indicated that they still need one, so they will get one.

New Business: **1. We Will Be Mailing A Required Package For Budget Soon.** We will use this opportunity to include additional info like an Owner Profile, and a letter calling for volunteers. **2. Suncoast News Irrigation Checkup Free By UF Extension** – Carolyn checked into this, and she reported that this is for individual homeowners to receive this free irrigation checkup, not a system-wide checkup. Our current irrigation contractor covers many of the things that are routinely covered in this checkup, but the checkup may provide other helpful information. If homeowners are interested, they can call (352)518-0156 to request their individual checkup. **3. Clubhouse Outdoor Cameras Burned Out** – Jill reported that two clubhouse cameras have burned out – Four new cameras have been purchased to replace them. Currently there are problems with getting them to connect to the internet, so a wifi extender is being looked into to fix that problem. **4. Landscaping For Entry Sign On Left Side, First Proposal Too High** – We don't own that sign, so we will focus on low cost alternatives for sign landscaping.

Social Club Update & Call For Volunteers: Jill reported that the Veteran's Day event is Tuesday, November 11th at 11:00 AM, and tickets are \$10. Judith is the speaker, and Bob Krobatsch is being honored at this event. Movie night is October 31, and will be a halloween movie. The next movie night after that will be Friday, November 28, at 7:00 PM. The Christmas party will be on Saturday, December 6, at 5:00 PM. Tickets are \$20 per person, catered by Slice Of Life. True Passion will provide the entertainment. Setup will take place on December 4th, following the Social Club breakfast, and volunteers are needed and welcome. The November Social Club breakfast is November 6th, at 8:00 AM. River Ridge is going to have their golf cart parade on December 13th, and if residents are interested in participating, they can contact Carol. Her email address is: baocjo@gmail.com.

Walk-On Topics From Board Members: None

Resident Comments Or Concerns: Santine asked about cleaning of cable boxes, game room item removal, community cleanup needs, and compiling a list of dead trees for removal.

Next Meeting Date: November 20, 2025

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

Adjournment Time: 7:44 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary