

**Tall Pines Community Association
Monthly Board Meeting**

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

Meeting Date: Thursday, April 16, 2026

- Call to Order 7:00 PM
- Pledge of Allegiance
- Roll Call – Present: Jill, Charlie, Judith, Bruce, Patty on zoom. Absent- Dave and Anne
- Proof of Notice- Posted on website, email and on site
- Announcements-
 - Please keep residents comments to 3 minute limit
 - Terry Bell & Bruce Ganfield replaced the lights around the gazebo
 - Repaired the Utility Cart- cost \$595
 - Purchased a tree for Laquints & Millriver Total \$258. Will be installed next week
- Secretary’s Report- Move to waive the reading of last month’s minutes as posted on the Tall Pines website and approve same as posted, Motion by Jill, 2nd by Charlie, All in favor, motion carried
- Treasurer’s Report-Bruce
 - Monthly income \$26,340, Operating expenses \$20,396, Reserve Funding \$6,468, Net deficit - \$522. Total reserves are \$456,243
- Property Manager’s Report
- Some residents are paying to have a trapper come and trap and remove Armadillos. Trees were trimmed by Pasco Trees. Weekly inspections done on Tuesday.
- Old Business-
 - Charlie- update on Gracewood Lawsuit
 - We are currently waiting for response from Pasco County. The Pasco Board of Commissioners must approve the 3 party agreement and schedule to put it on their agenda. Once the 3 party agreement is signed and completed it will be recorded with County Clerk. Final approval and Gracewood will send us their settlement agreement of \$6,000. Final step is to prepare and file stipulation of dismissal with the court.
- New Business
 - Acceptance of Carolyn Mitrius’ resignation from the board. She sold her house and will be returning to Michigan to spend time with her grandson. Thank you Carolyn for your board service and hard work, we will definitely miss you
 - Social Club Update- May 7th, final breakfast for the season
 - Fire Inspector came for follow up inspection and we passed
 - We have two c/ds maturing on May 1,2026. We will renew one for \$57,000 for a term of 15 months. The second cd is for \$42,000 coming due in May 2026, we will renew for 18 months. This would continue our investment ladder with 3 month steps. Motion to renew cd’s as stated, Motion by Bruce, 2nd by Judith, all in favor, motion carried
 - Walk on topics by board members-
 1. I calculated the cost of the clubhouse approximately \$8.72 per household for the clubhouse expenses, that includes clubhouse rental income.

2. Brett is getting the names of 3 Paving companies to do some patching in the community. We have a spot on Buena Des Mortis and a repair on Rockville. These are too big for our maintenance people to take care of.
- Resident's Comments or Concerns (3 minute limit)
 - Ronald McDonald, a developer associated with Tracy Shull spoke on his plans to develop property owned by Holden Group and would like to put in a lot of duplexes and town homes in our back yards. He also pointed out that the Front Entrance sign and our irrigation well are located on a lot he owns. The piece of property out front is owned by River Ridge Homes, Inc., not Holden Group as Mr. McDonald stated. He stated he owns the road in front of the clubhouse and has the right to block it off. Jill asked him the selling price since he has a realtor sign on the property, and he stated it is not for sale. Pasco County has that property valued at \$35,000. His reason for attending our meeting was to propose he gives us the property at the front entrance, and in turn we give him the clubhouse which has an appraised value of \$1,000,000.00. There is no value comparison as the clubhouse is valued at a lot more than the front lot. He suggested we remove our utilities from his property. Jill asked him to send us his plans, proposals, and any other pertinent information for our review. Then he was asked to leave the meeting as he is not a homeowner. As he was leaving the meeting he made a comment to the woman with him "do you believe they think that clubhouse is worth a million dollars". No residents were asked to leave the meeting.
 - I felt like the board was ambushed, as a resident told this person to attend the meeting, came in and did not introduce him or even acknowledge his presence. We may have to have a sign in sheet and do a verification before the meeting starts to be sure only homeowners are in attendance.
 - **IN THE FUTURE**- Residents are reminded if they would like to have someone who is not a resident attend our meeting; they **MUST** submit the information and reason to the board. Then the Board will approve and contact the person to invite them in advance of the meeting.
 - A resident asked about our legal debt for the Gracewood lawsuit, there is no incurred debt, all invoices to date have been paid.
 - A resident asked when DeCubellis road is widened will construction vehicles be parked on our streets, Charlie responded with no.
 - Next Meeting: **June 18, 2026**
 - Adjournment: Motion by Charlie, 2nd by Judith, all in favor, Adjournment time 7:50 PM