

The Tall Pines Hi Lites

Volume 40, Issue 1 MARCH 2024

LOCK your CAR! It is recommended that your car is locked at all times.

There was another recent theft. This one also occurred from a car in its parking spot during the day. As items were brought into the house, the car was left unlocked, and the theft occurred. Others have occurred at night.

Per the Tall Pines Board, please report any theft to the Police Department!

ST PATTY'S DAY PARTY March 16th 5PM

Corned Beef & Cabbage Dinner by
Central Park Restaurant Beverages
Desserts 50/50 Music by Al March

TICKETS ARE \$20 PER PERSON

Available until deadline of March 11th

Bob Krobatsch 727-267-4604

Jill Bell 518-725-6407

Jerry Jaskierny 727-807-3513



2024 Tall Pines GARAGE SALE! March 23rd 8am—2 pm

Rain date 3/24

Use your driveway & garage for your sale!

There is *No Fee* for use of a limited number of tables available for pick-up at the Clubhouse on Thursday, March 21st from 2 -5pm by contacting Cathy Westerman: Call 615-476-2886 or email valleywoodcat@gmail.com. Please leave a message with your name and phone number.

The **AmVets trailer** will be in the Clubhouse parking lot on the day of the sale from 1-5pm and is available to ALL RESIDENTS for donations.

Parking is available in the Clubhouse lot on the sale day for Tall Pines owners who need to move vehicles from their garages & driveways, but there is no overnight parking there.



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Sue Mac Queen
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President Dawn

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Ameri-Tech

Andrew George
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IMPORTANT NOTICES FROM THE TALL PINES BOARD

Remember, HOA rules prohibit advertising on vehicles. If your vehicle has advertising or a logo on it, you will need to obtain a magnet or other covering unless it is parked inside your garage overnight.

TRASH COLLECTION on Mondays and Thursdays

If the trash collection is scheduled for a holiday, it will not take place until the next regularly scheduled day. Large items such as furniture, BBQ grills, and lamps are **not** accepted for pick up.

RECYCLE COLLECTION on Wednesdays

Glass, shredded paper, styrofoam, and items that may tangle are **not** allowed.

Plastic **Codes # 1, 2, 3, 5 and 7 are taken.**

Nothing can be in plastic bags. All items must be loose and clean in your pick up container. A blue plastic trash can is preferred but you can use your regular trash can Do not mix trash with recycle items.

See [Pasco West FL | Dumpster Rentals & Garbage Pickup \(wasteconnections.com\)](http://Pasco West FL | Dumpster Rentals & Garbage Pickup (wasteconnections.com)) for more information on what recyclable items are accepted.

RESIDENTS ARE ADVISED TO PUT RECYCLE ITEMS OUT ON TUESDAY EVENING.

Due to a schedule change the recycle collection truck may arrive before or at 7am Wednesday mornings from now on. Don't miss the truck!!

IMPORTANT IRRIGATION INFORMATION

Our irrigation vendor is Rain Right. Our contract with them calls for one quarter of the system to e fully inspected each month, and any reported service issues to be handled every 2 weeks.

A few points to keep in mind:

Please do not approach the vendor directly asking them to add a stop to their work order. They are only authorized to perform work on the items which are provided to them the evening before their visit. You must report the issue as directed below.

Please report ANY sprinkler issue that you see within the community, whether it is on common ground, your property or your neighbor's property. We will send someone to look at it on the next visit.

To report a problem, go to the website <https://tallpinesnpr.com>, click Contact Form and submit the information (automatic emails will be generated to the necessary parties)

Email both andrewg@ameritechmail.com AND TPCAPresident@tampabay.rr.com

with a detailed description of the issue and the address.

For those few residents who do not have access to a computer or the internet,
you may leave a detailed message for
Andrew at 727-726-8000 x301

Please be advised that Pasco County has rented the Tall Pines Clubhouse on Tuesday March 19 th for the Presidential Preference Primary. Please expect much more traffic in the community and on Decubellis Rd from early morning until 8 pm or later..

PASCO COUNTY WATER RESTRICTIONS CONTINUE

The Southwest Florida Water Management District governing board voted Tuesday to extend the restrictions in Hillsborough, Pasco and Pinellas counties, the agency said in a news release. The one-day-per-week watering restrictions for the greater Tampa Bay area have been extended through July 1.

DOG OWNERS

The board has received complaints and reminds you to pick up after your dog. Use a bag & take it with you. Please pick up dog chew toys off the grass, and keep your pet at the edge of the grass while walking and not on a neighbors property. Thank you.

ON STREET PARKING REMINDER TO ALL COMMUNITIES

Please note that while street parking is now being permitted from 6AM TO 12MIDNIGHT, OVERNIGHT PARKING ON ALL TALL PINES STREETS IS NOT PERMITTED.

Be sure you, your guests or vendors do not park on the grass.

Parking on the grass will result in towing. Our community documents state that parking is only allowed on paved surfaces. There are many sprinkler heads located at the grass/street junction. The weight of a car parking on the grass will likely break irrigation lines below ground.

Owners would be responsible for repair of damage to the irrigation system. The board has contracted with Blue Diamond towing company who patrol the neighborhood on a random schedule, and have permission to tow any vehicle not in compliance with the parking policy, including parking on the grass. The official parking policy can be found on the website, and has been published in the Hi Lites several times.

If residents or guests fail to follow the parking policy, they are subject to towing and the very lowest charge for a tow will be about \$225, with additional charges accruing depending on the individual situation.

Thank you for your cooperation.

RSVP for BUNKO on March 8th! It's a lively fun evening. Win \$\$\$\$!

Leave a message for Maureen Johnson at 727-848-3549 with your name and the number of people attending. Please bring a snack to share.

Beverages are provided! Please bring a snack to share!

TALL PINES COMMUNITY ASSOCIATION AMENDMENT MEETING

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

Date: Thursday, February 15, 2024

Call To Order: 7:04 PM, with all board members present, including Patty on Zoom.

Proxy Certification And Establishment Of Quorum: Andrew reported that certified proxies and homeowners in attendance combined were 110, so the 106 minimum for quorum was established.

Proof Of Notice: Signs posted at Tall Pines entrances, in packet mailed to members, in Hi Lites, and on the clubhouse bulletin board.

Results Of Proposed Amendment Change Votes: While Andrew counted the votes, Dawn provided brief summaries of each amendment, which all homeowners were mailed a copy of and are outlined below:

1. Articles of Incorporation VI Section E: Reduces the quorum number from 1/3 of voting membership to 25% of voting membership, making it easier to reach the quorum number.
2. Articles of Incorporation Article VII: Increases the minimum number of directors required on the board, from 3 to 5.
3. By-Laws Article III, Section 4: Mirrors the first proposed change, reducing the quorum number from 1/3 to 25%.
4. By-Laws Article III, Section 7: Explains who can be the designated voter for properties held in a company or trust's name.
5. By-Laws Article IV, Section 1: Mirrors the second amendment, increasing the minimum number of directors required on the board, from 3 to 5.
6. By-Laws Article V, Section 1: Takes out the use of a nominating committee and includes the wording for using intent forms and states that nominations must be members of the association, homeowners.

When the ballot count was concluded, Andrew reported that all 6 of the proposed amendments passed, determined by receiving a majority of yes votes from the quorum members that actually voted on the amendments. Following is a tally of the votes for each of the amendments:

1. 76 yes, 23 no
2. 78 yes, 13 no
3. 88 yes, 15 no
4. 84 yes, 18 no
5. 83 yes, 17 no
6. 75 yes, 25 no

Addendum: Following the meeting, Andrew indicated that a number of voters/votes were not completely accounted for yet when he reported them initially during the meeting, which would not possibly change the amendments from passing. He agreed to send the accurate totals the next day, which were sent on Friday, Feb 16, 2024. Following is a listing of the complete and verified numbers, which are being included in the minutes that will be published:

Total number of members in attendance and by proxy:

112

Tally of the votes for each of the amendments (57 or more yes votes needed for passage):

1. 81 yes, 23 no
2. 83 yes, 19 no
3. 79 yes, 25 no
4. 86 yes, 17 no
5. 86 yes, 18 no
6. 85 yes, 15 no

Adjournment: Motion to adjourn by Charlie, 2nd by Jill, all in favor, motion carried.

Adjournment time: 7:11 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

TALL PINES COMMUNITY ASSOCIATION ANNUAL MEETING AND ELECTION OF DIRECTORS

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

Date: Thursday, February 15, 2024

Call To Order: 7:12 PM, with all board members present, including Patty on Zoom.

Chairperson Appointment: Charlie made a motion to appoint Ameri-Tech representative Andrew George as chairperson of the meeting, 2nd by Dawn, all in favor, motion carried.

Proof Of Notice: Signs posted at Tall Pines entrances, in packet mailed to members, in Hi Lites, and on the clubhouse bulletin board.

Proxy Certification And Establishment Of Quorum: Andrew reported that certified proxies and homeowners in attendance combined were 110, so the 106 minimum for quorum was established.

Reading Or Waiver Of Minutes Of Last Members' Meeting: Charlie made a motion to waive the reading of the minutes of the last meeting, 2nd by Dave, all in favor, motion carried.

Election Of New Directors: Four people submitted a Notice Of Intent To Be A Candidate For The Board Of Directors. Three of those are current board members with expiring terms, including Lonnie Buresh, Patty Burke, and Bob Krobatsch. The fourth is James (Jim) Davidson. Andrew called for candidate nominations from the floor, which produced no additional interested candidates. Since there were four candidates for four open positions, no voting of candidates was necessary. In introducing himself, Jim indicated that he has been a full-time resident of Tall Pines since August of last year. His background includes service in the Navy, college training in architectural engineering, past employment with Delta Airlines, county commissioner in Georgia, experience in building and construction, and he listed several hobbies and interests. The board extended a warm welcome, and invited him to join them at the board table.

New Business: There was no new business, so the meeting advanced to the open forum from the floor: One community member commented that the clubhouse sound system has worked poorly for many years, and is still a problem. He suggested that board members just speak louder without using the microphones, because the sound is clearer that way. Dawn said Bob is working on the issue, and we may need to hire a different company to fix the sound system problem. Another community member commented that the current board is doing a great job, and the board expressed appreciation to hear that.

Adjournment: Motion to adjourn by Charlie, 2nd by Lonnie, all in favor, motion carried.

Adjournment Time: 7:18 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

TALL PINES COMMUNITY ASSOCIATION BOARD OF DIRECTORS ORGANIZATIONAL MEETING

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

Date: Thursday, February 15, 2024

Call To Order: 7:19 PM, with all board members present, including Patty on Zoom

Chairperson Of The Meeting: Dawn chaired the meeting.

Appointment Of Officer Positions: Charlie made a motion that all of the officer positions continue with the same people, 2nd by Patty, all in favor, motion carried. To confirm this, Dawn continues as President, Jill as Vice-President, Lonnie as Treasurer, and Dave as Secretary.

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

Adjournment Time: 7:21 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

RUXTON II HOA MEETING**SPECIAL MEETING****January 30, 2024**

President Donna Hoey called the meeting to order at 7:00 P.M. Board members present were Donna, David Smyth, Beverly Dierking and Charlie Kriss. Joe Capasso participated via Zoom. Ameri-Tech representative Andrew George was also present with Rita, his office notary. There was one unit owner present.

Proof of Notice was posted prior to this meeting.

Donna said we are meeting to vote to preserve our Ruxton II documents.

MANAGERS REPORT

Andrew mentioned that new By-Laws were not ready

for our review as the lawyers office has been very busy. He then went on to discuss the need to vote on preserving our documents and explained the required paperwork.

NEW BUSINESS

Charlie made a motion to approve the preservation of our documents which Joe seconded. Vote was unanimous in favor.

Beverly made a motion to adjourn, seconded by David. Unanimous approval.

The next meeting is scheduled for **Tuesday, February 6th at 7:00 p.m.**

Respectfully submitted,

Beverly Dierking, Secretary

RUXTON II ANNUAL HOA MEETING**February 6, 2024****Budget Meeting**

Andrew George called the meeting to order at 7:00 P.M. Board members present were Donna Hoey, David Smyth, Beverly Dierking and Charlie Kriss. Joe Capasso participated via Zoom as well as four unit owners in attendance.

The Proof of Notice was posted as required and notification was made thru mailings.

Andrew presented the new budget going over each item and mentioning that Tall Pines raised their fees to us by \$4.50 a month and that our new monthly HOA total fee would be \$200.00 starting March 1st. The Board gave unanimous approval to Waive Fully Funding Reserves and to Roll over Excess Funds.

Charlie made a motion to approve the budget, Beverly seconded. Motion had unanimous approved.

Beverly made a motion to adjourn at 7:15 P.M. Seconded by David. Unanimous approval.

Annual Meeting

At 7:16 P.M. Donna opened the annual meeting with roll call. All Board present. Andrew chaired this part of the evening. He reported that a quorum was met with 19 proxies received and members present at the meeting.

Charlie made a motion to waive the reading of the minutes from the last annual meeting, seconded by David. Unanimous approval.

There was one board position up for election. Two people applied for this position. Andrew passed out ballots and after collecting them he counted them for results. Donna Hoey was elected for the 3 year term.

Andrew asked for questions or comments from attendees. A question was raised about problems with Camphor trees and specifically the one near the corner of Upton Court and Mill River. The county water board is going to look at the tree and what it is doing to water pipes. After report is received Andrew said he would discuss at Tall Pines meeting. A question was also asked about why we still need coupon books for monthly payments. Andrew replied that you can only do away with coupon books if there is 100 automatic payments.

Charlie made a motion to adjourn the Annual Meeting, seconded by Beverly. Unanimously approved.

Regular Meeting

Donna opened the meeting with roll call and mentioned that Proof of Notice was posted.

David made a motion for Board members to retain their same positions. Beverly seconded and approval was unanimous.

Donna Hoey, President

Joe Capasso, Vice President

David Smyth , Treasurer

Beverly Dierking, Secretary

Charlie Kriss, Member at Large

There were no reports from the Vice President or Treasurer.

Managers Report

Andrew reported that the new By-Laws should be ready for review by February 10th. On February 14th the Board will meet via telephone with the lawyer to review the By-Laws. . Andrew will send out the phone number before the 14th. On February 20th at 7:00 p.m. the Board will meet to approve the By-Laws. Andrew also stated that painters will walk thru on Thursday morning to review the entire paint job.

David made a motion to adjourn at 7:42. Charlie seconded. Unanimous approval.

The next meeting of Ruxton II will be held on **Tuesday, March 5th, 2024 7:00 P.M.**

Respectfully submitted,

Beverly Dierking, Secretary

RUXTON II HOA MEETING

SPECIAL MEETING

February 14,2024

The Board met at 9:30 a.m. via telephone with our lawyer. Present were Donna Hoey, David Smyth, Beverly Dierking and Charlie Kriss. Andrew George from Ameri-Tech also attended.

Discussion took place regarding the latest version of the By-Laws received from our attorney. Several

adjustments were made to what we had received and the attorney made most of the changes as we discussed them. After he does a final adjustment the attorney will send out this latest version to the Board so final review can take place.

The next meeting is scheduled for **Tuesday, February 20th at 7:00 p.m.** to finalize the By-Laws.

Respectfully submitted,

Beverly Dierking, Secretary

RUXTON II HOA MEETING

SPECIAL MEETING February 20,2024

President Donna Hoey called the meeting to order at 7:00 p.m. Present were Donna, Joe Capasso, David Smyth, Beverly Dierking and Charlie Kriss. Andrew George from Ameri-Tech also attended. There were no other owners present.

Discussion took place regarding the updated version of the By-Laws received from the lawyer which

included changes made at the last meeting. A few more adjustments were discussed which Andrew is taking back to the lawyer to finalize the By Laws.

Beverly made a motion to adjourn at 8:40, seconded by Charlie. Unanimous approval.

The next meeting is scheduled for **Tuesday, April 2nd at 7:00 p.m.**

Respectfully submitted,
Beverly Dierking, Secretary

Valley Wood Homeowners Association

Annual Meeting

Date: Tuesday February 20, 2024

Time: 7:00 PM

Location: Tall Pines Clubhouse

Annual Meeting Agenda:

- 1. Meeting called to order at 7:05 PM by Jill Bell-President.
- 2. Board members present-Jill Bell, Cathy Westerman, Dennis Babe, Betty Mayeux, Diane Zenchuk, Marian Pope, Richard Bremer, Parklane Management
- 3. A quorum was reached by board members, proxies received, and members present
- 4. Proof of Notice of Meeting by Mail to every homeowner, email & posted on Tall Pines Property
- 5. Pledge of Allegiance
- 6. Jill made a motion to waive the reading of the minutes from the 2023 Valley Wood annual meeting and approved as recorded on the Tall Pines website, 2nd by Cathy, all in favor, motion carried

Any new board appointments- There were none. One board resignation Marian Pope

Valley Wood accomplishments for the past year:

- 1. Carports and gutter washing was done in the Spring
- 2. Carport Rejuvenation
- 3. We had 2 roof leaks that were repaired

- 4. Dennis Babe spoke on Reserves investing in a CD
- 5. A couple of items for the annual meeting in regard to our financials:
 - a. The Prepaid Owners report-Dennis cleaned up the prepaid owners' report and many refunds were issued to homeowners who had previously overpaid hoa dues
 - b. The Aged Owner report- This has greatly reduced by the number of people signing up for autopay
 - c. ACH autopay-several homeowners have signed up for autopay. Approximately 60% are on autopay
 - d. Boxes in storage at Parklane- Dennis & Laura Babe reviewed items we were paying for storage and greatly reduced what was necessary to store and reduce the cost of box storage

Motion to adjourn the Valley Wood Annual Meeting by Jill, 2nd by Diane, all in favor, motion carried

Adjournment time 7:15 PM

Submitted by Jill Bell

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= Organizational Meeting of the Board –

Following the annual meeting

Appoint board positions

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The Monthly Meeting Minutes start on the next page

Valley Wood Monthly HOA meeting**Date: February 20, 2024****Time: Immediately following the Valley Wood Annual Meeting****Place: Tall Pines Clubhouse**

1. Call to order at 7:20 PM by Jill Bell
2. Announcement of the board- Jill Bell-President, Cathy Westerman-Vice President, Betty Mayeux-Secretary, Dennis Babe-Treasurer, Diane Zenchuk-Director
3. Proof of notice: Posted on Tall Pines website, mail, email and posted on site
4. Quorum reached
5. No pledge of allegiance as it was done at the annual meeting.

Secretary Report

Secretary to make a motion to wave the reading of last month's minutes and accept them as published on the Tall Pines website Motion by Betty, 2nd by Diane, all in favor, motion carried

Treasurer's Report

1. Monthly Income \$18,155; Expenses \$38,431; Net deficit \$20,275
 - o Income and expenses are as expected.
 - o \$22,456 of Repair & Maintenance expense is for 23 carports
 - o This is a planned expense covered by the operating account
2. YTD Income \$198,684; Expenses \$216,986; Net deficit of \$18,303
3. Operating Account \$28,616; Account Receivables \$189
4. Reserves: Roof \$178,196; Paint \$57,873; General \$130,389; Total Reserve \$366,459
5. Total Operating & Reserve Funds \$395,074

Committees:**ARC:** 1 approval on Bloomingdale**Maintenance:** Nothing**Fines:** Outstanding current violations will be sent to fining committee**Welcome:** Jonathan Watson, Millriver Dr., Judith Scott & Sarah Farkas, Millriver Dr.**New Business**

1. Ratify Annual gutter cleaning by Under Pressure, \$3200 motion by Jill ,2nd by Cathy, all in favor, motion carried
2. Annual walk around will be done the last week of February, so please look at your property and clean up anything that looks like it needs attention

Open Forum

1. Resident requested clarification on gutters. It is the homeowner's responsibility to repair, replace or install gutters on their villa and carport
2. One resident reported some leaks on new gutter installed on Bayhill. We are working with the vendor to make necessary corrections. If anyone sees leaks when it rains please let the board know.
3. A resident asked if something needed to be put under downspouts. No, it is not required

Next Meeting: March 19, 2024 7 PM at Tall Pines Clubhouse

Motion to adjourn by Jill, 2nd by Dennis, all in favor, motion carried

Adjournment time 7:30 PM

Submitted by Jill Bell

Notice: Due to being informed of the Presidential Preference Election being held at the Clubhouse on March 19th, the Valley Wood HOA has rescheduled their monthly meeting to March 20th.

The Mens Club Is Now the TALL PINES SOCIAL CLUB!

We are Looking for Additional New Members!

At the February Tall Pines Mens Club meeting, a vote was taken to change its name to The Tall Pines Social Club. The Tall Pines HOA Board was recognized for making financial contributions to their events over the years.

Tall Pines Mens Club has been around almost since the beginning of the community. Due to hard work, commitment, and people like Dick Garneau, Jack Brandt, Carl Cassella, Jerry Jaskierny and Bob Krobatsch, and more recently Terry Bell, the Club has lasted until now.

The Tall Pines Social Club will continue to host successful parties such as the Christmas Party, Doo Wop Party, St. Patrick's Day Party, and events such as The Annual Veterans Day Celebration.

The yearly Super Bowl Party will be continued, and some Movie Nights, Game Nights and Day Trips are likely. The Club will also continue to provide community upkeep such as spreading wood chips on the cart path between neighborhoods, and performing common ground tasks in order to save the HOA money.

Please consider joining! **Our next meeting will be on Thursday, March 14th, at 8 am.** Breakfast and coffee will be served. There is normally a \$5 per person cost for our Breakfast Meetings, but for anyone new from Tall Pines or River Ridge, attending this meeting, there will be No Charge.

Please come and see what we are all about!

The Tall Pines Social Club

Annual Meeting | Ruxton Village Homeowners Association Minutes | Board of Directors | February 7, 2024
Tall Pines Clubhouse | 10930 Tall Pines Blvd, New Port Richey, FL 34654

Call to Order: Dawn Horvath, President, at 7:08PM.

Board Members Present: Dawn; Betty Ditzenberger, Vice-President; Dana Ringewald, Secretary present and by proxy; William Martin, Treasurer via Zoom and by proxy; Maureen Johnson, Director.

Members: Paula Morin. Five proxies for Members were presented.

Present: John Lamont, Parklane Real Estate Services.

Proof of Notice: Sign posted at Tall Pines entrance and notice on Clubhouse bulletin board. Notice posted in five issues of HiLites newsletter on the Tall Pines website. Parklane mailed Notice and Annual Budget to Members.

Certification of Proxies: Secretary certified five Member Proxies. Four Members were present. A quorum of nine was established in accordance with Florida Statutes 720.36(1)(a).

Election: The Directors serve 3-year terms. There are no Directors' terms up for election. Board Members Dawn Horvath, Betty Ditzenberger and Maureen Johnson are serving three-year terms to expire in 2026. Dana Ringewald and William Martin are serving three-year terms to expire in 2025.

Organizational Meetings: Directors all agreed to retain their existing positions for fiscal year 2024.

Secretary Report: Betty moved to approve and waive reading of minutes of previous Annual Meeting, Feb 15, 2023, which had been posted on the Clubhouse bulletin board, on the Tall Pines website and in the HiLites. Maureen seconded, all in favor.

Treasurer Report: Board-approved fiscal year Budget for 2024-2025 is based on increase of HOA from \$180/month to \$205/month. In addition to an increase for Tall Pines master association contribution, an increase for Roof reserves was factored in. A special assessment is anticipated for the re-roofing projected to begin in

2026. Although laddered CD's will generate about \$6,000/year, the Reserves will not meet the escalating cost for the project.

Walk-on Topics from Board:

Billy reported that an MMA was opened with Fidelity Government Money Market earning about 5.45% interest for income from the reserves invested in CD's. Florida Statutes require operating accounts and reserve accounts be kept separate. Fidelity MMA will satisfy the requirement. John for Parklane: Since HOA documents don't address a penalty policy, HOA can't assess a penalty for late payment or non-payment of monthly obligation although no problem currently exists. He recommended \$25.00 penalty if not paid in 30 days which would require an attorney prepared amendment. Board was unanimous in not wanting to incur attorney fees for this purpose. John will inquire whether Springlake and Valleywood would share one lawyer with Ruxton Village to write an amendment to reduce the cost for all three HOA's.

Dawn reported that a Tall Pines Board Member has volunteered to track the required homeowners' policies and renewals for 317 Tall Pines properties divided by sub-associations. Question was raised whether Board is covered with adequate liability insurance for errors and omissions. And whether that insurance covers requirement in HOA documents for Bonding of President and Treasurer. John to supply State and Federal requirements. John clarified the question of insurance coverage for ROOFS with regard to HOMEOWNERS INSURANCE POLICIES referencing the Florida Statutes/2023/627.3011, paraphrased below: An insurer may NOT refuse to issue or refuse to renew a Homeowners Policy insuring a residential structure with a roof that is less than 15 years old solely because of the age of the roof. For a roof 15 years old, an insurer may NOT refuse to issue or refuse to renew a Homeowners Policy solely because of roof age IF an inspection performed by an authorized inspector indicates that the roof has 5 years or more of useful life remaining.

Corporate Seal: John said it is not in possession of Parklane. Suggestion made to check boxes left in office by a previous Board member.

Next Meeting: Wednesday, May 15, 2024 at 7:00PM at the Clubhouse.

Adjournment: Dana moved to adjourn at 8:22PM. Maureen seconded, all in favor.

Respectfully submitted,
Dana Ringewald, Secretary

2004-2005 BUDGET MEETING | RUXTON VILLAGE HOA

Minutes | Board of Directors | February 7, 2024

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

Call to Order: Dawn Horvath, President, at 7:04PM.

Board of Directors Present: Betty Ditzenberger, Vice President, Dana Ringewald, Secretary, and Bill Martin, Treasurer via Zoom, Maureen Johnson, Director.

A quorum was reached.

Members Present: Paula Morin

Representative for Parklane Present: John Lamont.

Proof of Notice: Sign posted at entrance to Tall Pines . Agenda posted on Clubhouse bulletin board. Notice of meeting and draft Budget mailed to Members 14 days prior to meeting.

Secretary Report: Betty moved to approve and waive reading of the Nov 8, 2023 minutes. Maureen seconded. All approved. Minutes were posted on the Clubhouse bulletin board, in the Hi Lites and on the Tall Pines website.

Treasurer Report:

The draft Budget for Fiscal 2024-2025 was presented by Dawn and Billy and had been included in packets sent to Members 14 days prior to the meeting.

The Tall Pines Community Assn increased monthly contributions and an additional amount added due to the escalating cost for coming roof replacement. The monthly payment as of March 1, 2024 will increase from \$180.00 to \$205.00.

It is anticipated that a special assessment to supplement Roof Reserves will be needed, depending on bids, with two quad buildings projected for 2026 and all six buildings completed by 2029.

\$59,040.00 Total Income at \$205.00/monthly HOA \$59,040.00 Total Expenses

Maureen moved to adopt the 2024-2025 Budget as presented. Betty seconded, all in favor.

Adjournment: Dana moved to adjourn the meeting at 7:07PM. Maureen seconded, all in favor.

Respectfully submitted,

Dana Ringewald, Secretary

HUNT RIDGE HOMEOWNERS ASSOCIATION

MINUTES February 19, 2024

ANNUAL MEETING**Call to Order – Proof of Notice – Establishment of Quorum**

The Hunt Ridge Homeowners Association Annual Meeting was called to order at 7:03 pm. Andrew George, LCAM, Ameri-Tech Community Management was appointed as Chairperson of the Meeting. Proof of notice was provided via mailing to all homeowner members. A quorum was not established as verified by Andrew George. It fell short of the required number of proxies – 46 needed, twenty-seven counted. Since there was only one candidate for two open seats the board agreed that a second mailing was unnecessary. A motion was made by Lonnie, seconded by Anne; motion carried.

Adjournment

A motion was made by Marty, seconded by Anne to adjourn the meeting at 7:09; motion carried.

HUNT RIDGE HOMEOWNERS ASSOCIATION

MINUTES February 19, 2024

ORGANIZATIONAL MEETING**Call to Order**

The meeting was called to order at 7:10 pm. Andrew George was appointed as Chairperson of the Meeting. A motion was made by Bob, seconded by Marty to retain the current officers as follows:

President – Nick Vavoulis, Vice President – Anne McQuade, Treasurer/Secretary – Susan Gavin

Directors: Lonnie Buresh, Marty Giles, Bob Krobatsch

Adjournment

A motion was made by Lonnie, seconded by Anne to adjourn the meeting at 7:11 pm; motion carried.

Submitted by Susan Gavin, Secretary



Happy St. Patrick's Day!!



The Doo Wop Party



The Pink Jacket Girls!



The Super Bowl Party



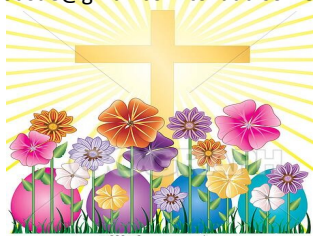
The new 85" TV donated by the Tall Pines HOA Board with the sound system & TV stand table donated by the Mens Club was the star of the evening. About 40 people attended, enjoying the food, beverages, and a very exciting game. A shout out to Barb Mullen for decorating, running events, and keeping the crowd entertained with her fun personality!

THOUGHTS & PRAYERS

go out to

Krystyna Johnson
 Bob and Peggy Krobatsch
 Lynda Leonard
 Jean Kordewick

Please contact Sue Mac Queen at
 valleywoodsue@gmail.com to add someone to our list.



REMINDERS

Keep
 our
 streets
 SAFE!



PLEASE OBEY THE
 SPEED LIMIT AND
 THE "PLEASE SLOW
 DOWN" SIGNS!

PLEASE STOP FEEDING WILDLIFE

The Board is asking residents to
refrain from feeding alligators,
 ducks, deer, Sandhill Cranes etc.

PLEASE DO NOT THROW CIGARETTE
 BUTTS ON THE ROADS OR GRASS !!

BOOKS AND PUZZLES GALORE!

There are many, many books,
 games, movies and puzzles in the
 Clubhouse library! Tall Pines
 owners are encouraged to borrow
 and enjoy the collection. Please
 use, and return on the honor
 system.

Clubhouse Keys, \$20 each, are available
 from Patrycja Zajac, Clubhouse Manager

CLUBHOUSE RENTAL

The Clubhouse is available for owners to rent
 for events such as:

Christmas & New Years

Parties Retirement Parties

Meetings Birthdays

Weddings

Life Celebrations Showers

For information contact **Patrycja Zajac:**
 at paciorka@gmail.com, or 773-827-6849
 Pricing & Rules can be obtained on our website
 www.tallpinesnpr.com

WELCOME COMMITTEE

Hunt Ridge – Brookhaven - **Volunteer needed**

Hunt Ridge West - **Christine Womack NEW!!!!**

Ruxton Village - Maureen Johnson sneezy1223@yahoo.com

Ruxton II - **Volunteer needed**

Spring Lake - **Volunteer needed**

Valley Wood – Susan Johnson (334) 355-0036

SUNSHINE COMMITTEE

Hunt Ridge - Brookhaven - **Volunteer needed**

Hunt Ridge - West - **Volunteer needed**

Ruxton Village - **Volunteer needed**

Ruxton II - **Volunteer needed**

Spring Lake - **Volunteer needed**

Valley Wood - Sue Mac Queen

valleywoodsue@gmail.com

Please Contact Sue Mac Queen to volunteer on a
 committee! These positions do not require a lot of time!

Send a card to an ailing neighbor!

Welcome a new owner to your community! Welcome
 packages are available from Tall Pines Board member
 Bob Krobatsch at 727-267-4604.

THANK YOU
 CHRISTINE
 WOMACK !!

**CONGRATULATIONS
& WELCOME to
A NEW TALL PINES HOMEOWNER!**

Jonathan Watson
of 10512 Millriver Drive
in Valley Wood

We wish you every happiness in your
new home!!

All Sub-Community HOAs please submit the
names of new owners each month to the Hi
Lites at valleywoodsue@gmail.com.



Re/Max Marketing Specialist

Nicholas Vavoulis

We Don't Just Sell Here,

We Live Here

8915 Mitchell Blvd
Trinity Blvd FL 34655

Email: nickvavoulis@gmail.com

Mobile: 727 234 3743

20 + Years Of Experience



11/1/24

**Tall Pines
Housekeeping & Organization**
Reliable & Affordable

Nichina Wycoff
727-793-1764
Call for Free
Estimate



7602 Roland Ct. Tall Pines Ruxton II

9/1/24

FEBRUARY BUNKO \$\$ Winners

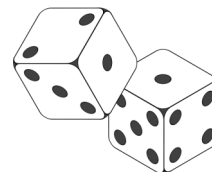
Most Bunkos Birdie Irwin

Most Losses Bruce Ganfield

Most Wins Becky Johnson

COME FOR THE FUN on MARCH 8TH
WIN SOME \$\$\$ GREAT SNACKS!

Please RSVP by leaving a message:
Maureen Johnson at 727-848-3549
with your name and the number of
people attending.
Bring a snack to share!



GTU, LLC DBA

Licensed & Insured

Green Thumb Unlimited

Professional Landscape Services

Eric Kopp

727-457-3460

eric@greenthumbunlimited.com

greenthumbunlimited.com

4/1/24



SHRUB OR HEDGE TRIMMING

Trimming of certain shrubs and hedges is done every month.

Since all sub-associations have not contracted with the same vendor, the universal sign to let a company know that you **do not** want a trimming done, is to **tie a red ribbon** on it, **cover it with a towel**, or **put up a "Do Not Trim" sign** on it.

If you have an issue with the trimming which occurred, please email your property manager with your address and details of the complaint.



MARCH. 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8 BUNKO 6:30 pm RSVP Bunko 727-848-3549 	9
10 Daylight Savings Time Begins	11	12	13	14 Social Club Meets 8 am See pg 10	15	16 St. Patty's Day Party 5 PM at Clubhouse 
17	18 Hunt Ridge HOA meets at 7 pm	19 Presidential Preference Primary at Clubhouse 	20 Valley Wood HOA meets at 7 pm	21 Tall Pines HOA meets at 7 pm	22	23 Garage Sale 8am- 2pm
24 Rain Date Garage Sale <hr/>	25	26 Hi Lites Deadline Send Minutes to valleywoodsue@gmail.com	27	28	29	30
31						