

December 3,2024

Due to difficulties with ZOOM, President Donna Hoey finally called called the meeting to order at 7:10 P.M. Board members present were Donna, Beverly Dierking and Charlie Kriss. Joe Capasso and David Smyth participated via ZOOM.. Ameri-Tech representative Andrew George was also present. There were no unit owners in attendance.

Meeting notice was posted in advance of the meeting. After a discussion about last month's minutes David made a motion to accept them as written. Joe seconded. Unanimous approval.

TREASURERS REPORT

Andrew reported that at the end of October we had \$14,790. in Operating Funds and \$182,210.. in Reserves. There are no major bills outstanding.

MANAGERS REPORT

Andrew reported that two units who are behind in HOA fees have been turned over to our lawyer. He also mentioned that a unit owners' vehicle had been towed due to overnight street parking. Andrew also stated he has not heard from the unit owner about driveway widening request.

OLD BUSINESS

The issues with the timing of roof replacement was discussed. Many insurance companies will not insure units that have roofs over 15 years old. Our first three quads will reach that age in the fall of 2026. Three quads will meet that date in each of the following 3 years. After much discussion Charlie made a motion to have our roofs replaced when they reach 15 years. Joe seconded. Four Board members approved, Donna abstained. Motion was carried. Discussion then ensued relative to the amount the HOA fees need to be increased. The amount will be at least \$50.00 per month. Andrew is getting bids to firm up this number. Currently he has two bids, one for \$700,000 plus and one for \$540,000. Andrew said he will review the painting and deferred reserves to see how he can change them for the 2025 budget and will notify Board members.

Additionally it is anticipated that the Tall Pines Budget will increase our monthly unit fee by \$6.00.

Andrew has asked the tree trimming company to check out the tall pine at the corner of Mill River and Upton Court. He has also asked Green Thumb to check out the newer bushes at the north end of Roland Court. He said it would probably be spring before anything is done there. Andrew also reiterated that late HOA payments due to the bank changeover will not incur late payments. He will also check on the No Parking sign on Haig Court.

Andrew did not have an answer on the street light that has been out on Mill River for months.

NEW BUSINESS

Joe asked about moving funds from South State Reserve to Raymond James to get the higher rate . Andrew is going to check on the interest rate paid by South State Reserve and we can address next month.

Andrew will have a letter sent to unit with tree debris on the street.

Andrew also mentioned that Tall Pines has hired a new sprinkler company. They started this week and will be checking all the sprinkler heads and will continue to do so on a monthly basis. They have been asked to check for broken wires.

Andrew mentioned complaints about speeding in Tall Pines where the speed limit is 20 mph. Warnings letters will be issued for first offense and fines after that.

Charlie made a motion to adjourn the meeting at 8:03 p.m. , seconded by Joe. Unanimous approval.

The next scheduled meeting will be **Tuesday, January 7, 2025 at 7:00 p.m.**

Respectfully submitted,

Beverly Dierking, Secretary

