

## **TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING**

**Location:** Tall Pines Clubhouse, 1090 Tall Pines Blvd., New Port Richey, FL 34654

**Date:** June 19, 2025

**Call To Order:** 7:01 PM

**Pledge Of Allegiance:** Was held

**Roll Call: In Person** – Patty Burke, Dawn Horvath, Charlie Kriss, Judith Scott, and Ameri-Tech representatives Andrew George and due to a promotion that Andrew has, his replacement for the future to assist Tall Pines is a person named Brett. **On Zoom** – Dave Antkowiak, Jill Bell, and joining after the meeting started was Carolyn Mitrius. **Absent** – Jim Davidson, Bob Krobatsch.

**Proof Of Notice:** Signs were put out at Tall Pines entrances, and it was published in HiLites.

**Announcements / Accomplishments:** **1.** Reminder to hold questions and comments until the end of the meeting. **2.** Use the contact form on the website, report PROMPTLY about trees/landscaping, irrigation, and management. **3.** Do not park on the grass anywhere in the community. It damages underground irrigation lines. **4.** Trespass order is in place with sheriff – if residents see a problem, call the sheriff. **5.** Reminder – Lock your doors and vehicles and report any suspicious behavior to the sheriff. **6.** Reminder that a new map of every zone and controller is on the website. **7.** Dawn reminded everyone about the Consent To Receive Electronic Communication Forms that are available. Andrew reported that approximately 25% of Tall Pines residents have completed the forms, which reduces our costs of not having Ameri-Tech send documents to homeowners through the US Postal Service.

**Secretary's Report:** Patty made a motion to waive the reading of the minutes of the previous meeting, 2<sup>nd</sup> by Judith, all in favor, motion carried.

**Treasurer's Report:** Jill reported that for the month of May, we had income of \$22,461, operating expenses of \$18,972, funding to reserves of \$6,271, for a monthly net deficit of \$2,552. The deficit was due to costs for irrigation, landscaping, and paving patching. Year to date, we have a net surplus of \$1,950 to budget. In our general operating account, we have \$13,866, petty cash has \$585, and in total reserve funds, we have \$469,724.

**CD Report:** Dawn reported that as of the end of May, we had \$386,654 invested in CDs. Some of the CDs that were callable and were called have disrupted our ladder structure for timing of their maturity, so new CDs will all be reinvested into non-callable ones.

**Manager's Report:** Andrew reported that financials were mailed on 6/10/25, he made his visits on Tuesdays, and homeowner concerns were mainly for irrigation and trees. Discussion that followed resulted in agreement that there is one tree that needs to be dealt with currently, which Andrew will have taken care of. Others that need to be dealt with will be addressed after Jill returns in August. There was an issue with our website, which Andrew reported has been fixed. The condition of our roads was discussed during Andrew's report. Slawek has been fixing some potholes, with more likely needing to be fixed as they are identified. The need to do updating of sealing of roads and the clubhouse parking lot will be addressed after Jill and her husband Terry return, since Terry has experience that will help us with what needs to be done in taking care of our roads and parking lot.

**Old Business:** **1.** Baltusrol Flooding Issue – Charlie reported that for the past 4 to 6 weeks, there has been intense negotiation with Gracewood on settlement terms regarding this issue. Within the next 2 weeks, he expects there will be a proposal sent to the board to consider, but he said that Gracewood is very “beliggerant” in their attitude toward negotiation. **2.** Property Insurance Renewal – Charlie reported that the net increase in our property insurance proposal of \$25,672 from our current provider for next year is only \$559 more than for this year, and that coverage on the clubhouse increased by \$53,000. We budgeted \$29,000 for insurance, so we will have \$3,327 to use for other purposes. Charlie made a motion to accept the proposal from Marsh MacLennan, 2<sup>nd</sup> by Patty, all in favor, motion carried. **3.** Irrigation Update – Jill reported that Local Irrigation provided a bid for new timers, expansion modes, new remotes, for a total of \$16,330. Patty made a motion to accept this bid, Charlie

2<sup>nd</sup>, all in favor, motion carried. We have spent over \$8,600 on irrigation so far this year, so it is anticipated that these upgrades will reduce repair costs in the long run. There was an irrigation leak under a sidewalk on Ravines, which resulted in the need to replace part of the sidewalk. Slawek has taken care of that. **4. Landscape** – Dawn reported that there will be no more improvement projects until this fall. Regarding trees, this was discussed previously in the meeting, and Andrew is taking care of this. **5. Clubhouse Air Conditioner Maintenance** – One of the air conditioners has a leak so small that the maintenance company has not been able to pinpoint yet, and one of our thermostats needs replacing. Slawek will purchase and replace the thermostat, and will be reimbursed through petty cash for the thermostat. The next maintenance is scheduled for September. **6. Fire Detection** – Charlie suggested that we have 6 alarms installed. Jill will provide the information on an electrician we used previously to install the alarms, and we will plan to finalize this at our August meeting. **7. Pothole Update** – Already discussed earlier in the meeting. **8. Breakin At Clubhouse** – The suspect has been identified, but not arrested. It is believed he is not from this area, and that he is homeless.

**New Business:** **1.** Pasco County was called to repair a leak on the edge of Piping Rock road. This has been taken care of, at no cost to Tall Pines. **2.** Sinking 'drain' in road at Millriver and Tolar – Someone sent an email to report this as a problem, but Andrew indicated it probably is okay. If need be, it will be looked at further when more comprehensive road needs are being addressed. **3.** Clubhouse Rental – Board declined an extended rental to Pasco County which would have closed the clubhouse for several weeks (39 days) to resident usage, meetings, etc. **4.** Clubhouse Bar – Patrycja provided board options, and following discussion on this, the maximum cost estimates are \$2,700 for materials and \$1,000 for labor. Judith made a motion to approve \$3,700 for clubhouse bar updates, 2<sup>nd</sup> by Patty, all in favor, motion carried. **5.** Social Club donation for official parties – So far there is commitment to go forward with one official party, which is the Christmas party. In the past, Tall Pines has donated \$300 to help the Social Club offset the cost. Charlie made a motion to increase this amount to \$400 for party expenses for the Christmas party, 2<sup>nd</sup> by Judith, all in favor, motion carried. Future party donations from the board will be determined on a case by case basis. **6.** Request for dumpster parking (should board make a formal policy as part of parking policy?) - Following earlier emails between board members, and board discussion during this meeting regarding the pros and cons of including this in the formal parking policy, it was decided not to formalize it. We will address the issues as they arise. **7.** Several outdated pages on the website – This had been addressed earlier in the meeting by Andrew.

**Social Club Update:** Jill said that so far there is an event planned for Veteran's Day on November 11, and the Christmas party on December 6. In order for more parties to occur, additional Tall Pines residents will need to get involved to plan and do the work to make it happen.

**Walk-On Topics From Board Members:** **1.** Charlie clarified that there was an error in the decimal point on the alarm estimate. They are \$510, not \$5,100. **2.** Judith brought up that a contact told her about an upcoming bar/restaurant, possibly combined with pool usage. There is also a rumor that the front 9 holes of the golf course may be reopened. **3.** Patty reinforced the need to impress upon homeowners to not park on the grass, to protect our irrigation system. Dawn will order more signs, which the board agreed helps with reducing this problem.

**Resident Comments Or Concerns: On Zoom** – Derek asked about the impact that the road expansion would have on our irrigation system and planned upgrades, and Dawn clarified that the upgrades will not be for wiring or anything where the road expansion might impact. Discussion regarding our need for a wall was reinforced by the board, so resident support/pressure to make that happen will help. **In Person** - Patrycja had a few areas of concern. One was clarification on what to do about the teenagers that are causing problems in the pond bridge and gazebo area. Another was about the possible need to clean our sidewalks, and Dawn said that in the past the board has decided not to do this any more because the results are short lived, expensive, and even accelerate the deterioration of the concrete if aggressively pursued on aging concrete. We agreed to maintain the sidewalks for structural and safety concerns, and defer them for appearance. Patrycja also talked about game day

activities, and the status of redoing our directory. Dawn will put the directory project on our August agenda.

**Next Meeting Date:** August 21<sup>st</sup>, with no meeting planned for July

**Adjournment:** Charlie made a motion to adjourn the meeting, 2<sup>nd</sup> by Patty, all in favor, motion carried.

**Adjournment Time:** 8:27 PM

**Minutes Submitted By David Antkowiak, Tall Pines Board Secretary**