

## TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

**Date:** September 18, 2025

**Call To Order:** 7:09 PM

**Pledge Of Allegiance:** Was held.

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

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

**Announcements/Accomplishments:** **1.** Dawn reminded residents to hold questions and comments until the end of the meeting. **2.** Residents were reminded to use the contact form on the website to PROMPTLY report problems with trees/landscape, irrigation, and/or concerns with management. **3.** Residents were reminded 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. She also noted that we need a volunteer to be backup editor who would be willing to eventually take over. If we do not find a volunteer, we are at risk of not having a community newsletter. We are so fortunate and appreciative of having Sue MacQueen to perform this valuable service for nine years for us, but she is looking to have someone else take over. **4.** In response to a community member inquiring about the security of the funds we have invested, Dawn reported that we have CDs in more than one bank to stay under the 250K insurance per bank through FDIC, and the money market accounts are covered through SIPOC. **5.** The board made a point to wish Rosemary Perweiler a happy 100<sup>th</sup> birthday, and to express appreciation and acknowledgement of the fact that she was a previous Tall Pines board president for approximately 15 years.

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

**Treasurer's Report:** Jill reported that we had monthly income of 21,372, monthly operating expenses of 18,583, and monthly reserve funding of 6,271. There is 6,507 in our general operating account, 585 in petty cash, and 430,620 in total reserve funds. She noted that we received approximately 5,000 in interest from our CDs this month, and that irrigation costs were high due to a lot of repairs that were completed.

**Property Manager's Report:** Brett reported that financials were sent out on 9/17/24, inspections took place on Tuesdays, and homeowner concerns were for trees and irrigation. Annual maintenance/cleaning of the seven clubhouse air conditioners was discussed, and with an increase in the quote of the company we are currently using exceeding 1,000, Brett will get quotes from 2 more vendors and we will decide on who to go with next month.

Before moving to the next agenda item, Dawn noted that our current property management contract ends on 10/31/25. If the contract were to just renew, it would be for 3 more years. She said we would like to have that changed to 1 year, and Brett indicated it probably would not be a problem. He will email us when he confirms that this change is okay. Dawn asked if Ameri-Tech offers a more comprehensive level of service, and Brett indicated they do not. This was asked because board members do a lot of work with getting quotes and doing other work. Brett said Ameri-Tech will get the quotes we need. Jill has been doing a lot of this, so having Ameri-Tech do it more will help reduce her work load and for other board members.

Charlie asked if Brett had quotes for installation of the fire suppression system. Brett said one vendor was contacted, but the discussion that followed revolved around which electrician to select, whether or not the project would exceed \$1,000, and no decision was made on this item.

**Old Business:** **1. Baltusrol Flooding Issue/Legal Issue** – Charlie reported that so far our expenses on this issue are 61,407.15. Currently we are in the process of negotiating a Right Of Entry agreement

with the county. They raised the issue, since they want written approval to enter our property to do three things, at their expense. The first is to do a high pressure blast to push debris out of the drain pipe. Previously it cost \$3,200 to have this done, which was necessary for us to have done to relieve/prevent flooding, and was at the expense of Tall Pines. This will be a substantial cost saving for our budget both now, and if/when there is a recurrence, in the future. The second is to pump water out of the pipe to clear it, and the third is to get a camera into the pipe to do an inspection. If that is all successful, it is anticipated that the negotiation will result in the county doing a long term agreement, whereby they will accept maintenance of the drain in perpetuity from our end all the way through to Gracewood. Dawn said we will have our attorney review the Right Of Entry agreement before it is signed, so that we don't get locked into something that is not in our best interest. **2. Irrigation Update** – Jill reported that with all of the controller boxes installed, things seem to be working better. The contract with Local Irrigation indicates we would get reports on inspections, but we are not getting them. Without reports, it is difficult for us to determine if the inspections are actually being done, and it also would provide more information about whether specific problems that are reported are being followed up on. Dawn indicated that we should consider increasing the level of service that is provided for the next fiscal year that starts on 3/1/26, because under the current contract, Local Irrigation isn't here enough to timely address problems that arise. **3. Landscaping** – Jill went with Eric to assess what needs to be done in terms of getting a quote on common area cleanup, including problems with little trees. He hasn't provided the quote yet. We are also starting a tree list, and residents are encouraged to use the website form to report concerns with trees that need to be trimmed or removed. Dawn also reminded homeowners that if there is a tree on a neighboring property that might fall or otherwise damage their property, they should have a certified letter sent to the owner of the tree regarding the issue. That way, they are better protected through their insurance, so they would not have to pay the deductible. **4. Clubhouse Air Conditioner Maintenance** – We have obtained quotes to replace the number 4 air conditioning unit, which had refrigerant added because a leak was determined. Discussion that followed resulted in tabling the issue to see if the current unit will work long enough to put off replacement for a reasonable period. One vendor recommended a wall unit because of insufficient ductwork in the current system, so that might also be considered when the time comes for replacement. **5. Fire Suppression** – The board agreed in April that Kidde 3 in 1 was our best option. We had discussed this to some degree earlier in the meeting, and a decision will be made when we have estimates from 3 electricians for installation.

**New Business: 1. Clubhouse Repairs, Maintenance, etc.** - There is a leaking urinal in the men's bathroom in the clubhouse. Slawek is able to take care of fixing it, so we will have him do it. A vanity/cabinet in the same bathroom needs replacing, but the sink can likely be reused. Patrycja/Slawek will get a quote for a new cabinet to be approved. Jill purchased several things recently, including new hand dryers for the bathrooms, a dartboard, and a used cart that is like new for \$30. The clubhouse parking lot needs sealing. A small section of the lot we use is not owned by us, but since we are able and need/plan to continue using it, we will include that in the sealing work as well. We have 2 estimates so far, with the lowest being 5,300. Jill will get another estimate, and she made a motion to go up to 5,600 for this sealing project when all of the estimates are in, 2<sup>nd</sup> by Dave, all in favor, motion carried. **2. Volunteer Needed To Monitor Website Monthly** – Dawn made a point of having it in our minutes that a volunteer from our community is needed to do this. **3. Keys For Top Lock For All Board Members** – Dawn will determine which board members do not have one of these keys, so that one can be provided for them.

**Social Club Update & Call For Volunteers:** Jill reported that the social club breakfast that was previously scheduled for 10/2/25 has been changed to 10/9/25. There will be coffee and donuts, and there will be no charge. All residents are welcome and encouraged to attend. The community-wide garage sale is 10/4/25. The Veteran's Day ceremony will be 11/11/25 at 11:00 AM, and tickets are \$10.00. There will be hamburgers, hot dogs, salad and beans. The Christmas party will be 12/6/25, at

5:00 PM. There will also be a movie night on 9/26/25 at 7:00 PM, which is a tribute to Robert Redford.

**Walk-On Topics From Board Members:** Bruce asked about the new \$400 annual fee that Ameri-Tech is charging us. Brett reported that new requirements for record keeping are very extensive, so their cost has gone up to take care of that for us.

**Resident Comments Or Concerns:** Diane, from Fix Decubellis Now gave an update of her knowledge of the status of the road widening project. Patrycja had several questions/concerns: One was whether the quote for sealing the clubhouse parking lot included patching potholes, and the answer is that we don't know. Another was about sealing other areas in the community, and Dawn said it has gotten very expensive and we will see how the clubhouse project works out before deciding on additional work. Another was to get the word out about having an exercise class. Dawn said to have Brett do an email blast, and discussion that followed was about needing more people registering for email. Dawn will have Sue put a full page contact form in the November issue of HiLites for people to use to get registered. Another was about irrigation, which is an ongoing issue in the community and would be extremely expensive to completely replace. Diane asked about assistance with reaching key people at The Glen and Windsor, and Dawn said she would help with providing that information to her after the meeting.

**Next Meeting Date:** October 16, 2025

**Note:** Dawn will be out of town, and unable to attend. She will prepare the agenda, and Charlie will chair the meeting.

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

**Adjournment Time:** 8:19 PM

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