

Tall Pines Monthly Board Meeting

Thursday April 17, 2025 at Tall Pines Clubhouse

Attendance: Andrew from Ameritech, Dawn, Charlie, Jill, Jim, Judith, zoom Bob, Patty, absent Carolyn, Dave.

Call to order 7 PM

Pledge of Allegiance

Proof of notice on site and website

Quorum established

Announcements:

-Residents please hold comments until open forum

-Please use the contact form on tallpinesnpr.com for Irrigation, Trees/Landscaping, Management. Report issues timely.

-We have a trespass agreement with Pasco Sheriff Dept. so please call if necessary

-Please send to Ameritech or put in drop box at clubhouse **Consent to receive Electronic Communication** form, this saves a lot of postage money being spent

-Thank you Dennis Babe for working on our computer and installing new speaker

-If you receive or need to locate at misdelivered package. Please fill out contact form on tallpinesnpr.com under Management tab, give him the name. Management will try to locate correct address

-Board certification and continuing education. Judith had issues with her class. Nothing scheduled yet for continuing education.

Tabled Items:

-Clubhouse Bar ideas

-Working on insurance renewal in July, obtaining quotes in May/June

Secretary's Report:

Judith made a motion to waive the reading and accept the previous month's report as posted on Website, 2nd by Charlie, all in favor, motion passed

Treasurer's Report:

Monthly income had an excess of \$6,091, monthly reserves are down from previous month by \$18,924, this is due to Irrigation equipment repairs, Landscaping projects done in the community and legal fees paid for Gracewood lawsuit

Judith will take over petty cash for the summer

CD Report:

1 renewed with Raymond James, 1 cd due 4/17/25, 2 more callable cd will be called May 4th & May 5th. Dawn will set up ladder cd's as the cd's come due. \$57,000 for 3 cd's, non callable is 3.95. Discussed money market. It is not FDIC it is SPIC insured. Cd is more stable rates. It is to our advantage to be on ladder cd's.

Property Manager Report

-Financials mailed 4/9/2025

-Weekly inspections done

-Homeowner concerns- Irrigation controller 1 replacement on Baltusrol being done. Hunt ridge president expressed they may withhold Hoa dues to Tall Pines because of some homes with no irrigation coming on. Local Irrigation has been contacted and is scheduling the repair. No one reported this prior to today.

- Dog walkers from other communities. Hunt Ridge should contact The Woods as people were observed coming through the fenced area walking dogs and not cleaning up after them. Andrew will send something to The Woods president.

-Slawvek repaired shed roof.

-vendor repaired shed floor.

-AC maintenance was done on clubhouse a/c units. One had a leak and they will come back in 2 weeks to check the pressure to see if further repair is necessary.

Old Business:

-Baltusrol Flooding issue – Charlie. The suit is progressing and on April 18, 2025 we will file our Answer to the Gracewood reply and our Initial Disclosure document. Then we will review whether to file a motion for Summary Judgement seeking a ruling by the judge based on the filed documents

-Irrigation Update- Jill-

- Continue to report Irrigation issues via the tallpinesnpr.com website

- Pump start relay on Baltusrol is fried out, needs replacement. The board voted to approve the quotes as received to expedite the repairs. Motion by Jim, 2nd by Patty, all in favor, motion passed

-Landscaping- Residents are pleased with common area work done to Bayhill Circle, Brookhaven, Front entrance and Baltusrol circle, a bench will also be added to Baltusrol circle.

- Total spent on landscaping \$5,170

- There will be no more projects until Fall

- send Jill any ideas you may have

-Fire Suppression- Charlie supplied quotes for fire alarms to be installed in the clubhouse.

- The board felt Kidde 3 in1 which is a hard wired with battery backup was the best option for us. It is a local alarm and smart phone alert (we would need a resident who lives near clubhouse to receive the alerts)

-Potholes- Slawvek did repair a couple pot holes and a couple more have been reported. Andrew will give him the addresses and he will repair them.

-New Business:

- **Board meetings:** Board discussed skipping a couple meetings. Motion by Judith, 2nd by Jill, all in favor, motion carried. Next meeting will be June 19th, 7 PM

- Pasco County** replaced fire hydrant by Spring Lake pond, they replaced the irrigation line that was damaged and replaced the sod. That project is complete by the county

- Speed bumps-** Discussion of installing speed bumps. Majority were not in favor of it. But there are residents who are exceeding the speed limit and not stopping for stop signs. **Please slow down, the speed limit is 20 mph and stop for stop signs.**

- Complaints about weeds** along Millriver Dr. in Ruxton !!, Andrew Gorge reported Ruxton !! is getting a new weed spray company and spraying will be done.

- Clubhouse documents** redone by Jill. Once Dawn approves they will be posted on the website. Jim made a motion to accept the changes without the rest of the board approving them, 2nd by Charlie, all in favor, motion carried

- We had a Clubhouse break in.** The Police were called and thank you to Jill & Dave who met with the police for 4 hours while they processed the damage. It appeared to be a homeless person, all that was taken was soda and snacks. The rear door was damaged. Slawvek put dead bolt locks on the 3 rear doors.

- Fishing in ponds:** We have signs No fishing, Do not feed alligators, etc. for liability purposes. If individuals are fishing respectfully we do not have any issues with that. If individuals are causing commotion, littering or doing any damage, then the police should be called as we have a trespass agreement with Pasco Sheriffs.

- Social Club Update:**

- the social club has purchased 4 new tables for the clubhouse,(Thank you to the Social Club) a new cart was ordered and they will only be used in the clubhouse. The older tables will be kept to loan out.

- Next Social Club breakfast will be Thursday May 1st, 8am. This will be free to members.

- The Social Club has a movie night once a month. They are on a Friday at 7 pm. Free to anyone, there will be free soda and popcorn. If interested in future dates contact a social club member for information.

Walk on Topics:

- **Jill** reported there were 3 solicitors with no identification in the community. Their vehicle said Reese Windows and Doors. The police were called. If you encounter a solicitor, ask them to leave and if you see them still going door to door, call the police as they are trespassing

- **Jill-** please ask vendors and visitors not to park on the grass. There are sprinkler heads and the homeowner will be responsible for the cost of repairs. Signs were order and will be put through the community.
- **Residents:**
- concerns over speeders and people not stopping for stop signs
- Concerns about irrigation, these are being addressed. Please continue to report issues via the website

Next meeting: Thursday June 19, 2025, 7 pm (No May meeting)

Motion to adjourn by Judith, 2nd by Charlie, all in favor, motion carried

Adjournment time: 8:20pm