

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: Thursday, August 21, 2025

Call To Order: 7:12 PM

Pledge Of Allegiance: Was held.

Roll Call: In Person – Jim Davidson, Dawn Horvath, Charlie Kriss, Judith Scott, and Ameri-Tech representative Brett Newby. **On Zoom** – Dave Antkowiak, Jill Bell, Patty Burke, and Carolyn Mitrius. **Proof Of Notice:** In HiLites, and signs were put out at Tall Pines entrances.

Announcements / Accomplishments: **1.** The board extended condolences to Judith on the recent passing of her partner. **2.** The board held a moment of silence in honor of Bob Krobatsch, who served on the board from 2005 to 2025, and passed in June. **3.** Residents were reminded to hold questions and comments until the end of the meeting. **4.** Residents were reminded to use the contact form on the website to PROMPTLY report issues related to trees/landscaping, irrigation, etc. to management. **5.** Clubhouse Bar – The remodeling of the bar project is nearing completion, and the board expressed appreciation to Slawek and Patrycja both for the work that was done and how nice and modern it is in appearance. **6.** 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, its always published the first week of the month.

Secretary's Report: Judith made a motion to waive the reading of the previous meeting minutes, 2nd by Charlie, all in favor, motion carried.

Treasurer's Report: Jill reported that our monthly income was \$230 less than projected, operating expenses were a little less than projected, net monthly surplus was \$1,402, YTD we are at surplus of \$4,824, and our total reserve fund balance is \$427,666. She commented that we paid for the replacement of the 13 control boxes, so that is complete.

CD Report: Dawn reported that rates on our CDs are decreasing, and the longer the term, the less the rate. The maturity dates are not spaced as well as we want to fit our “ladder” plan, so Dawn will work to space them better as the upcoming maturity dates occur. Currently we have \$391,587 total in CDs.

Property Manager Report: Brett reported that financials were mailed out 8/11/25, homeowner concerns were for irrigation and trees. An A/C unit needs replacing, but replacement will be tabled until Jill returns in the near future to help get more estimates. There was also discussion on scheduling of regular maintenance/inspection of all A/C units. Regarding the DeCubellis road project, Charlie has a document from the Pasco County Board Of Commissioners from 1999 that made a ruling that when the road is widened, they will install a wall as a sound barrier. They are planning to do an evaluation of the noise level, so continuing pressure from Tall Pines and surrounding communities to have a wall included in the project will likely be necessary to increase the likelihood of it happening. Regarding the alarm system for the clubhouse, an electrician is needed for installation. We will try to get multiple bids for that.

Old Business: **1.** Baltusrol Flooding Issue/Legal Issue – Charlie reported that the most recent expense sheet shows the total cost so far as \$60,282.15. At this point there is a three party settlement (tentative) agreement between Gracewood, Pasco County, and Tall Pines. In this agreement, Gracewood will pay Tall Pines \$6,000 of the maximum recoverable amount of \$11,531.39 under Florida law. It is important to note that the legal fees are not legally recoverable, and that continuing to pursue the difference between the recoverable amount and the agreed upon amount would have cost us more in legal fees to do so. As part of this agreement, Gracewood will grant easement to Pasco County to access their drain for inspection and maintenance of the drain. Pasco County has agreed to assume perpetual responsibility for an annual inspection and any required maintenance from the Baltusrol drain entrance to the end of the drain in Gracewood. Tall Pines agrees to grant two temporary easements to the County at the intersections of Decubellis and the entrances to Baltusrol and Tall Pines Boulevard for

the period of the Decubellis road widening construction project. It will expire at the end of that project. We will have the wording of the agreement between Tall Pines and the County prepared, as well as the agreement between Tall Pines and Gracewood.

Charlie also reported that the agreement between Tall Pines and the County was contingent on them first doing an inspection of the drain. The inspection did occur earlier in the day of this meeting, and at approximately 150 feet from the drain entrance, a tree root and silt blockage was encountered. The County workers on-site told Charlie they would need to report their findings to supervision, so we don't know what the next steps will be. Charlie made a motion to approve the agreement terms, 2nd by Jim, all in favor, motion carried. **2. Irrigation Update** – Jill reported that all 13 controller boxes have been installed, and there is a new remote controller for each of them. She assumed they were all locked, but Jim reported that all of the locks and 26 keys Brett initially left at his residence are still there.

Regarding the many questions regarding the pink flags in the community, Jill reported that they just denote work that is planned and still needs to be done. Discussion that followed indicated that irrigation issues that have been needing immediate attention has not been addressed on a timely basis.

3. Landscape – There will be no more improvement projects until fall. If residents are aware of landscaping needs throughout the community, email Brett and he will share with Jill to determine ownership and get bids. **4. Clubhouse Air Conditioner Maintenance** – Previously discussed during the Manager's Report item on the agenda. **5. Fire Suppression** – Also previously discussed during the Manager's Report item on the agenda.

New Business: **1. Vacancy On The Board, Term Serves Until 2/2027** – Bruce Ganfield expressed interest to serve on the board, and on Zoom he provided background information on his education, work experience, family, and he is looking forward to helping Tall Pines in however he can. He has had property ownership in Tall Pines since 2003, and lives in the Spring Lake community, where he also serves on their board of directors. His wife is Kathy, who he has been married to for 47 years. When not in Florida, they reside in Minnesota. Judith made a motion to appoint Bruce to the board, 2nd by Dave, all in favor, motion carried. Bruce was welcomed to the board. **2. Website** – CINC, Legal Requirements – Jill attended a training on this, to see if it would be a need or benefit to Tall Pines for our website. It is not required for us, and following discussion regarding the pros and cons, we are declining going ahead with it. **3. Diane Zenchuk** – Decubellis Traffic Issue – Diane and her sister Kelly Zenchuk formed a committee called Fix Decubellis Now. Kelly spoke about the problems from increased traffic caused by the Ridge Road extension, and the anticipated further increase when the Decubellis road is widened. Surrounding communities have been contacted and drawn in to help in developing the widespread support that is needed to resolve problems associated with the traffic issue. We will also have relevant information put in HiLites to increase information and participation on this issue. **4. Social Club Update And Call For Volunteers** – Jill provided dates for parties/events that are planned so far for the rest of the year. There will be a movie night on Friday, September 26, Social Club breakfast on Thursday, October 2, Community wide garage sale on Saturday, October 4, Veteran's Day event on Tuesday, November 11, and the Christmas party on Saturday, December 6th. Jill encouraged community members to attend the Social Club breakfast on October 2nd if they are willing to volunteer to help with community parties/events. **5. Walk-On Topics From Board Members** – Jill made a point to thank Patrycja and Slawek for their hard work on the clubhouse and bar project.

A question came up about the status of the restaurant that may be opening next to the pool, and the rumor is that it will be an Irish pub. Jim said someone is running a remote control car up and down Millriver. Board member/military vet Judith Scott said she would be willing to speak at the Veteran's Day event, and it was agreed for her to do that. Bruce asked for more information about the easements for Pasco County, and Charlie explained it was for the time period of the road widening project. Bruce also asked about the drain blockage, and if there is a time frame for the County to resolve it. Charlie indicated it probably would be done timely, assuming that the pending agreement is completed. Dave commented that he contends that the only reason that Pasco County has agreed to inspect and maintain

the drain in perpetuity is because ultimately it is their responsibility to do so.

Resident Comments Or Concerns – Slawek asked who owns the drain. Since the answer is that it is the County, his point is that the County should maintain it. He also indicated that perhaps the roots have been most of the problem with the blockage, but we don't know. Another issue Slawek brought up is that he sees a lot of people parking on the grass and making the irrigation system vulnerable to damage. Considerable discussion followed, but the issue is complex and hard to effectively deal with. The issue was tabled until we can come up with a resolution.

Next Meeting Date: September 18, 2025

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

Adjournment Time: 8:52 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary