

**TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING**  
**Tall Pines Clubhouse, 10930 Tall Pines Blvd., New Port Richey, FL 34654**  
**Meeting Date: Thursday, March 19, 2026**

**Call To Order:** 7:02 PM

**Pledge Of Allegiance:** Was held

**Roll Call: In Person** – Dave Antkowiak, Jill Bell, Bruce Ganfield, Charlie Kriss, Anne McQuade, Carolyn Mitrius, Judith Scott, and Ameri-Tech representative Brett Newby. **On Zoom** – Patty Burke.

**Absent** – None.

**Proof Of Notice:** Posted on website, email blast, and on signs at Tall Pines entrances.

**Announcements/Accomplishments:** **1.** We received 158 total proxies and attendees for the annual meeting. Thank you to all who helped get proxies. **2.** Jill reminded residents to hold questions and comments for open forum on new topics until the end of the meeting. **3.** We still need a volunteer to be backup editor for Hi Lites, and to eventually take over. If we do not find a volunteer, we are at risk of not having a community newsletter at all. **4.** Reminder: Trees on homeowners' property – Regardless of who planted it, homeowner or builder, it is the property of the homeowner to maintain it if it is within their property lines. **5.** If anyone would like to create other activities open to all residents (exercise, painting classes, book club, etc.) please see Patrycja for availability. **6.** Proof of insurance (copy of declarations page) is required by management company. Please send a copy to them. If you need assistance, please contact Ameri-Tech. **7.** Be sure to let Ameri-Tech know if you want correspondence by email only (forms were included in the annual meeting mailing), there is a form in Hi Lites, and there are copies at the front entrance of the clubhouse. **8.** Be sure to let Ameri-Tech know if you want to be in the directory (question was on the Emergency Contact form.) **9.** Thank you to Carolyn and Dennis Mitrius for painting boards replaced on the gazebo. **10.** Thank you to Connie Rupp, Lonnie Buresh and Dave Antkowiak for finding drainage tiles and digging them out on corner of Brookhaven as water was building up on the corner.

**Secretary's Report:** Jill made a motion to waive the reading of the previous month's minutes, and that they be approved as published in Hi Lites, 2<sup>nd</sup> by Charlie, all in favor, motion carried.

**Treasurer's Report:** Bruce reported that for the month of February, we had income of \$21,622, operating expenses of \$18,240, reserve funding of \$6,271, for a net deficit of \$2,889. YTD we have a deficit of \$2,500. We have \$585 in petty cash, \$5,088 in our general operating account, and our total reserve fund balance is \$449,714. Bruce also noted that we had \$300 clubhouse rental income in February.

**Property Manager's Report:** Brett reported that financials were mailed out on 3/19/26, weekly inspections were done on Tuesdays, homeowner concerns were mostly for irrigation. Tree trimming will be taking place in the near future. Also, quotes will be obtained for tree trimming needs on homeowners' properties, which is their responsibility to take care of. He also obtained more quotes for sidewalk pressure washing, and for pavement replacement costs that we asked him to obtain, to help us evaluate whether or not our reserve funds will meet our pavement replacement needs in the future. Brett noted that our next meeting is scheduled for 4/16/26 at 7:00 PM.

**Old Business**

**1. Fire Inspection Report Update** – The kitchen stove has been removed and all other items have been completed. Patrycja indicated that the final inspection has not been scheduled yet, and Bruce said that the inspector told him he is really busy, and that he will call us when he can schedule it. **2. Update On Gracewood Lawsuit** – Charlie reported that spanning the course of two years now, our total expenses are \$67,498. In January, we filed a motion to stay the case, which essentially avoids moving forward with some costly court involvement because we have verbal agreement on the matter. The next step is that we are awaiting response regarding a draft we sent to the County attorney on 1/19/26. We hoped they would agree to maintaining the drain completely from our end through Gracewood's

exit point, but as we thought may happen, there is a portion from our starting point they want us to cover. Fortunately, experience indicates problems at our end is not nearly as likely. There is still some negotiation taking place, to be followed by several steps before the issue is finalized. Unfortunately, we anticipate this will take several months, and involve additional cost. **3. Volunteer(s) Needed To Monitor Tall Pines Website To Be Sure Documents Are Up To Date** – Anyone interested in doing this can contact Jill for details. It does not have to be a board member.

### **New Business**

**1. Power Washing Of Common Area Sidewalks:** Based on efforts from Hunt Ridge community homeowners to have sidewalks power washed, some quotes were obtained a few months ago, but since comparable services were not consistent between the different price quotes, the Tall Pines board tabled the issue until the March meeting. Brett secured additional quotes since then. Jill made a motion to power wash the common area sidewalks, and Bruce 2<sup>nd</sup> the motion. There was considerable discussion that followed, some of which involved whether or not we are in compliance with our documented responsibilities to maintain our common areas if we decide not to do the power washing. It is important to note that in 2022 the Tall Pines board thoroughly discussed this issue, and at that time, all board members agreed that we would not power wash our sidewalks in the future. The reasons for that decision was that for us the benefits of power washing were short lived, not cost effective, and even potentially harmful to the concrete if aggressive measures (chemicals for rust stains, etc.) are utilized, especially on older concrete. Basically, it was agreed at that previous meeting that we would address sidewalk issues related to damage or safety, and that we would defer addressing the aesthetic issue. Following the current discussion, there were no votes in favor of continuing to pursue the power washing, so the motion did not pass. **2. Bush Replacement On Property Lines:** Jill made a motion to split the cost of bushes with homeowners on property lines with common area, 2<sup>nd</sup> by Judith. Discussion that followed indicated that it may become quite costly if many homeowners decided to do this. As a result, there were no votes in favor of this, so the motion did not pass. Tall Pines will not share homeowners expenses for replacing bushes, and the Architectural Committees in the sub communities should be sure that when a homeowner requests to install or replace bushes/landscaping, that it is placed on their property, not Tall Pines common area property. **3. Replacement Of Lights Around Gazebo:** The cost of doing this is approximately \$100, and since no motion or vote is necessary, none were made. Replacement will be pursued if it is confirmed that it isn't something simple to fix the current lights. **4. New Sign For LaQuinta Pond:** The no fishing, no swimming sign was broken, so Jill purchased two new signs through Amazon for \$81.46. **5. Hi Lites Delivery:** Since only a small number of residents have elected to receive Hi Lites on line, we will continue to make deliveries to everyone. **6.** Jill made a motion to **not** have guns allowed in the clubhouse, 2<sup>nd</sup> by Charlie. There was considerable discussion that followed, and a couple residents expressed that not allowing guns there is not within their rights, or ability to protect themselves. Another opinion expressed was that some clubhouse parties/rentals involve events that include alcohol, and that guns and alcohol are not a good combination. Brett indicated that since we are privately owned, we are able to decide to allow or not allow guns in the clubhouse. All board member votes were in favor of **not** allowing guns, so the motion carried. **7.** Jill reported that Under Pressure cleaned the gable ends of the clubhouse on March 3<sup>rd</sup>. She had him do it while he was in the community with his equipment, and the cost was \$250. **8. Quotes From Pasco Trees For Trimming And 2 Trees Removed:** Received tree quotes from 3 companies and Pasco Trees was the least expensive. Charlie made a motion to accept the Pasco Tree quote, 2<sup>nd</sup> by Judith, all in favor, motion carried. **9. Blue Diamond Towing:** Since Dawn is no longer on the board, she will be removed as an authorized person to have vehicles towed, and Anne McQuade is her replacement with that authorization. Residents were reminded that vehicles on lawns can be towed, day or night. **10. Social Club Update:** Jill reported that the next Bunco is Friday, April 10<sup>th</sup>, game night is on Wednesdays at 5:00 PM, the next Social Club breakfast is Thursday, April 2<sup>nd</sup> at 8:00 AM, and the final Social Club breakfast before summer break is Friday, May 7<sup>th</sup> at 8:00 AM. The

Social Club is also working on getting the sound system fixed in the clubhouse. Due to a lack of participation, movie night has been cancelled.

**Walk On Topics From Board Members:** 1. Dave thanked Dawn for all of her hard work over the past 3 years that she was the president of Tall Pines, which was followed by applause and affirmation of other board members and meeting attendees. 2. Jill indicated that the property that we do not own which our left side Tall Pines entry sign sits on may be for sale soon. In addition to our sign, one of our wells that provide irrigation in our community are also located on this property. Homeowner Connie Rupp stated she had a conversation with the property owner and will give Jill the contact information. 3. Carolyn stated that on the tallpinesnpr.com website if you click on the irrigation map it will give you the approximate time and day sprinklers activate.

**Resident Comments Or Concerns:** A resident expressed concern about the high cost of the legal issue related to the Baltusrol flooding litigation that has been ongoing but necessary to deal with. She also stated that there is a vehicle on Bloomingdale with an expired sticker and a flat tire. Jill said she will have Parklane address it with the homeowner. A resident requested a sign be installed on a post in Hunt Ridge that there is No Parking On The Grass.

**Next Meeting Date:** April 16, 2026, at 7:00 PM

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

**Adjournment Time:** 8:10 PM

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