

**Tall Pines Community Association
Monthly Board Meeting**

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

Meeting Date: September 17, 2026			Meeting Time: 7:00 PM		
Board Attendees:					
	Dave Antkowiak-Absent		Charlie Kriss-absent		Ameritech Rep-
X	Jill Bell	X	Judith Scott	X	Brett Newby
X	Patty Burke				
X	Bruce Ganfield-on zoom				

- Call to Order 7:00PM 7 in attendance
- Pledge of Allegiance
- Roll Call
- Proof of Notice- Posted on website, email and on site
- Announcements (pg. 2)
- Secretary's Report- Jill made a motion to accept April 2026 minutes as posted on the Tall Pines website, Patty 2nd, all in favor, motion carried
- Treasurer's Report
- Property Manager's Report-Brett
- Old Business-nothing
- New Business
 - Gulf Coast Paving did repairs to Fiddlesticks, Upton, Rockville & Spring Lake for cost of \$4,300. Board approved the quote in June 2026 by email.
 - A+Plus contractors replaced controller box on Pineneedes for the cost of \$1,300. This was struck by lightening. This was a job Local Irrigation could not do, due to electrical work needed. The Board approved this by email in June 2026.
 - Our insurance premium was paid from General Reserves for \$24,000. We have this in our monthly budget and will replenish the reserve monthly. We have the insurance amount in our monthly budget but did not have \$24,000 in our checking account to pay, therefore we will pay from reserves and then replenish the reserve account. Discussion: we paid from the General reserves vs financing at a 6% rate. It was asked of we could pay quarterly, and Brett said it would be financed and we would have to pay 6% finance fee. We do have insurance in our monthly budget. At the end of the year we will transfer the funds from insurance to general reserves to replenish. All in favor of this as it saves financing fees.
 - 2 cd's coming due: 1-11/3/26 \$58419.00 and 11/12/26 \$46,688. Bruce will check cd rates and reinvest them as what the rates are when they become due. Motion to reinvest cd's by Jill, 2nd by Judith, all in favor yes, motion carries
 - Received a quote from Complete Electric Services for installing surge protectors on our irrigation control boxes. (Local Irrigation recommended this) \$2,025.00-discount=\$1,700.00. We will get a quote from A+Plus Electrical also. Make a motion to approve the lowest bid motion by Bruce,

2nd by Judith, all in favor yes, motion carries. 9/18/26 Jill will send A+Plus an email to get a quote for adding surge protectors to the 13 control boxes.

- Complete Electric Services quoted \$750.00 to install soffit lights/photo cell to circuit breaker so the clubhouse outside lights are not on continuously. We will get a quote from A+Plus Electric also. Patrycja said possibly Slawvek can add motion sensors to every other light. So we will table this item for further review and discussion.
- Social Club Update- Thursday Oct. 1st, coffee & donuts 8 AM
- Diane Zenchuk- update on Decubellis road widening. Nothing current. Pasco did purchase a house at end of Starky to install round a bout. If you are interested in having Diane add you to her email list for updates it is: decubepc@gmail.com
- Walk on topics by board members-
 - . Community Garage Sale October 3rd, 8 to 2 pm. AmVets trailer will be at the clubhouse.
 - . If you would like to reserve a table, contact Patrycja 773-827-6840.
 - . People not stopping for STOP signs. Jill will order a small solar flashing light to install on stop sign to see if this helps. Cost is \$8
 - . Diane ., can the post office check the mailbox on Millriver, one of the lock boxes is broken, it does not open for packages. We will contact the post office.
 - . Patrycja Z. Since the Hi Lites is discontinued can we put a page or flyer on the tallpinesnpr.com website with events, advertisers, and any other important information. I will see if I can come up with something. If anyone is interested, please let Jill know. It should be fairly simple to do.
 - . Patrycja Z. Can we get renters email so they can be added to contact list so they are informed of things going on in the community. Yes they can be added, but it is up to each sub community to send the information to Ameritech to add them. The problem is, if a sub community does not get a homeowner application or renter application, they will not have the information to send to Ameritech. This should be considered by sub communities that do not get applications for residents.
 - . Sheryl W. She has not seen Pasco County spraying for mosquitoes. A resident said they did see a Pasco County truck with a light on it for mosquitoes. Brett will contact Pasco County to see if what they are doing for mosquito control.
 - . Nothing on our residents being able to use the pool.
- Resident's Comments or Concerns (3 minute limit)
- Next Meeting: Thursday October 15, 2026 7 PM
- Adjournment: Motion by Jill, 2nd by Judith, all in favor, Adjournment time_7:45 pm_____