

## **TALL PINES COMMUNITY ASSOCIATION ANNUAL MEETING AND ELECTION OF DIRECTORS**

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

**Date:** February 19, 2026

**Call To Order:** 7:00 PM. Board members present were Dave Antkowiak, Jill Bell, Bruce Ganfield, Charlie Kriss, Ann McQuade, Carolyn Mitrius, Judith Scott, and Ameri-Tech representative Brett Newby. Patty Burke and Dawn Horvath attended on Zoom.

**Chairperson Appointment:** Jill appointed Brett as chairperson of the meeting. Following the Pledge Of Allegiance, Brett announced that the purpose of the meeting was to elect members to the board.

**Proof Of Notice:** Signs were posted at Tall Pines entrances, notices were mailed out, and it was published in Hi Lites.

**Proxy Certification And Establishment Of Quorum:** After combining proxies that were certified and members in attendance, there were over 100 members counted. Since the minimum required is 80, a quorum was established to officially move forward with the meeting.

**Reading Or Waiver Of Minutes Of Last Members' Meeting:** Judith made a motion to waive the reading of the last month's minutes, and that they be approved as published in Hi Lites, 2<sup>nd</sup> by Anne, all in favor, motion carried.

**Election Of New Directors:** There were 3 board members with expiring terms, including Jill Bell, Dawn Horvath, and Charlie Kriss. Dawn has resigned, and Jill and Charlie expressed intent in staying on. Other than from Jill and Charlie, Ameri-Tech received no other Notice Of Intent To Be A Candidate For The Board forms mailed back to them, and upon asking if there were any self-nominations from the floor, there were no responses. At that point, Brett announced that the 3 openings will be filled by the 2 intents, which are Jill and Charlie. An election was not necessary, and the new board currently consists of 8 members.

### **New Business:**

**Open Forum:** A homeowner that attended the meeting at PHSC on 2/18/26 expressed concern that if/when a noise barrier is constructed as part of the DeCubellis road widening project, it would be on the homeowner's property, and would be the responsibility of Tall Pines to maintain it. Discussion that followed clarified that it would be built on Tall Pines common area property. The county provided sheets for suggestions from homeowners for input for things like wall height, texture, etc. Jill noted that before residents in attendance leave this meeting, they can pick up one of these sheets, which copies were made of.

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

**Adjournment Time:** 7:12 PM

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

## **TALL PINES COMMUNITY ASSOCIATION BOARD OF DIRECTORS ORGANIZATIONAL MEETING**

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

**Date/Time:** February 19, 2026, immediately following the annual membership meeting.

**Call To Order:** 7:13 PM

**Appointment Of Chairperson Of The Meeting:** Brett was again appointed as chairperson.

**Appointment Of Officer Positions:** Voting sheets were provided to utilize paper vote ballots for officer positions, and as an alternative, Charlie called for voice vote on the positions. Brett indicated that to decide which process is utilized, he first asked for a voice vote from the board on who wanted to utilize the paper ballots. It was clear that the majority preferred paper ballots, so that is the way it proceeded. When the paper ballots were tallied, all of the members voted the same, which was as follows: **President – Jill, Vice President – Charlie, Treasurer – Bruce, Secretary – Dave.**

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

**Adjournment Time:** 7:18 PM

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

**Addendum:** Following the organizational meeting, Brett reopened the meeting as a Board Of Directors Meeting for input from homeowners related to ongoing irrigation problems/concerns that Tall Pines is experiencing. There was no formal agenda provided in advance for this meeting, and it proceeded as an open forum discussion between homeowners and the board. Brett briefly clarified the process of how we work with the irrigation company, persistent problems that exist, improvements that we are trying to make, high cost concerns related to an aging irrigation system, etc. Several homeowners expressed concerns that they have, and it is clear that significant problems persist. The irrigation company is a vendor and they are not our employees, so we cannot control as much about addressing our irrigation needs as we would like. Homeowners were encouraged to continue to report problems, provide input on how we can improve things, and to understand the difficulty associated with getting the cost of our irrigation needs under control. Monthly inspections are contracted to be comprehensive of our entire system, so holding them accountable in a reasonable fashion while containing cost is the balance of how we best need to address our irrigation needs.

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

**Adjournment Time:** 7:37 PM

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