

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Meeting Date: Thursday, January 15, 2026

Call To Order: 7:00 PM

Pledge Of Allegiance: Was held

Roll Call: In Person – Dave Antkowiak, Jill Bell, Patty Burke, Dawn Horvath, Charlie Kriss, Ann McQuade, Carolyn Mitrius, Judith Scott, and Ameri-Tech representative Andrew George (substituting for Brett Newby). **On Zoom** – Bruce Ganfield (joined part way through the meeting). **Absent** – None

Proof Of Notice: In Hi Lites, on website, and signs placed at Tall Pines entrances.

Announcements: **1.** Reminder to hold questions and comments until end of meeting. **2.** We still need a volunteer to be backup editor and eventually take over Hi Lites. Very important to note that if we do not find a volunteer, we are at risk of not having a community newsletter at all. We have enough volunteers for delivery, and Sue will have a thank you note placed in the next edition. **3.** If anyone would like to create other activities open to all residents (exercise class, etc.), please see Patrycja for clubhouse availability. As long as an event is open to the entire community, the clubhouse is free to use for owners of Tall Pines. **4.** If you do not plan to attend the Annual Meeting, **PLEASE MAKE SURE YOU TURN IN YOUR PROXY!** **5.** Proof of insurance is required of all homeowners per our association documents. Please ensure you submit a new version to the property manager each year. As an alternative, homeowners can contact their insurance company and have them send a copy directly, as an “additional insured.”

Secretary’s Report: Charlie made a motion to waive the reading of the previous month’s minutes, and that they be approved as published in Hi Lites, 2nd by Dave, all in favor, motion carried.

Treasurer’s Report: Jill reported that for the month of December, we had income of \$22,617, operating expenses of \$12,896, reserve funding of \$6,271, for a net surplus of \$3,450. Year to date, we have a deficit of \$280. We have \$7,308 in our operating account, and \$585 in petty cash. Our total reserve funds are at \$434,419. Jill commented that we had \$1,675 in clubhouse rental income in December, and that our operating deficit for the year is primarily due to irrigation costs.

Manager’s Report: Andrew reported the following: **1.** Financials were mailed on 1/13/26 **2.** Brett did weekly inspections on Tuesdays **3.** Homeowner concerns were for irrigation, and pond/gazebo lights not working. **4.** The annual budget for fiscal year 2026-2027 has been approved **5.** Annual meeting draft has been sent to the board on 1/15/26 **6.** Annual meeting is 2/19/26, as well as the organizational meeting and if needed, a BOD meeting. **7.** Annual meeting notice will be mailed on/after 1/20/26 and before 2/4/26, and will include emergency contact form and email consent form.

Old Business: **1. Status Of Baltusrol Flooding Issue Legal Issue** – Charlie reported that through December our legal expenses related to this issue are \$52,463.25, other expenses are \$11,531.39, for a total of \$63,994.64. On 1/14/26 Charlie received the first draft from our attorney of the three way easement agreement between Tall Pines, Gracewood, and the County. Following review/refinements between Charlie and our attorney, the board will receive it for additional input before sending it to the County. Charlie commented that we are taking a somewhat aggressive approach in the agreement, to include the County being responsible for maintaining the full length of the drain. He expects some pushback from the County. **2. Irrigation** – Carolyn has been spending considerable time reviewing irrigation invoices and looking for ways to improve the service. There were only 4 resident complaints for the last month, so more and better inspection activity to find and fix problems before complaints result will continue to be emphasized, especially since each response by the irrigation vendor to a complaint results in a \$75 charge. **3. Hunt Ridge Request To Powerwash Sidewalks** – Last month this was tabled to this month because we needed a third estimate that is “apples to apples” for price comparison, and a third estimate still has not been obtained. Since next month is the annual meeting, it was agreed that the board would wait until the March meeting to consider this request, assuming there

will be a third estimate to compare prices on. **4. Price Increase For Clubhouse Rentals** – Clubhouse Manager Patrycja has been working with the board on making changes that we need. Following discussion, Judith made a motion to accept the new SOP, the new price structure and the new rental form, 2nd by Charlie, all in favor, motion carried. Ameri-Tech will have the new documents placed on the website. The changes will go into effect immediately, except for renters already booked, and those that have made contact and are near commitment to renting a specific date and expecting the old rate.

5. Parking On Grass Issue – Residents parking on the grass continues to be a problem, and the board is making a firm reminder that vehicles can and will be towed for doing this, regardless of the time of day.

New Business:

1. Fire Inspection On 1/6/26 – The fire inspector noted several violations, most of which were minor and have already been corrected. The main one which remains is the stove in the kitchen. In order to keep it, we would need a code compliant hood exhaust and fire suppression system. Since the stove has been there for many years and this was never a violation previously, we will see if we can provide proof of previous inspections not showing this as a violation and possibly resulting in allowing it to be grandfathered in. If we are not successful in doing that, we will likely remove the stove, since compliance is extremely expensive and not worth the investment. The stove is not used much anyway. There will be a re-inspection in 30 days, at no charge. It is important that all violations are corrected, because a third inspection would cost \$75.

2. Calendar On TPCA Website, Patrycja Is Managing This – Patrycja is putting clubhouse rentals and other activities on the website, to keep residents more informed, availability of dates for new rentals, etc. Sue will make note of this in Hi Lites, and Ameri-Tech will provide an email blast to residents as well.

3. Timesheet For Maintenance – Carolyn modified the form to allow more room for detailing work performed by Patrycja and Slawek.

4. Pond Lights – This may have already been resolved, since they appear to be working now.

5. HOA Decorum, Roberts Rules Of Order – The board packet included a simplified version of Roberts Rules Of Order, and discussion about whether we need to formally adopt them resulted in agreement that it isn't necessary. However, it was agreed that board members would educate themselves on them, and that we would follow them as a general rule. The main reason this came up is because of the negative conduct in the last meeting, so it was agreed that when the open forum section of our meetings occur, we need to firmly convey that concerns be expressed in a civil manner, and that residents are limited to three minutes to express their concerns.

6. Front Entrance – Rocks were power washed last week. There was also a landscaping cleanup scheduled for 1/16/26 around the sign on the left side of the entrance, and at the time of the minutes being completed, this work has already been completed by board members and Tall Pines residents on a volunteer basis. The estimate from a vendor to do this was approximately \$4,000, so thank you to the volunteers who did this work. We will also try to locate the vendor who previously worked on the signs, to address the sensitive way that they need to be repaired and painted. The future road widening construction, and the fact that we don't own the property that the left hand sign sits on are reasons we may not invest heavily on expensive landscaping for this area.

7. Signature Collections – Annual Meeting on 2/19/26 is when proxies are counted, and several board members have volunteered to go door to door to increase proxy return numbers and insure we have a quorum. Also, the meeting packet that has a proxy form will be mailed on/around 1/20/26 and will include Owner Profile and Electronic Consent forms that will aid in compiling information for a new Tall Pines community directory, and for increasing the number of homeowners who consent to receiving documents from our management company via email instead of via USPS. More volunteers are needed to assist in this door to door effort, and they will have forms with them in case homeowners have misplaced or discarded the ones sent to them. Ameri-Tech will update the email distribution list as the consent forms are received, which will save Tall Pines money by needing to send less packets through USPS.

8. Price Shop For Internet At Clubhouse – Carolyn contacted Frontier and was quoted a monthly price substantially lower than what we are currently paying for internet service through Spectrum. Additional information is needed before we decide on

making the switch or not, and Carolyn will report back on that at the March meeting. **9. Update Of Forms/Documents On The Website** – Jill has compiled a large list of these, which she is planning to do after our annual meeting when she has the time to do it. **10. Monitor TPCA Website** – Sue will include a note in Hi Lites that we need a volunteer from the community (doesn't need to be a board member) to periodically monitor the information on our website to check for errors, things that are missing, etc. This helps insure that the website information is accurate and comprehensive.

Social Club Update: Jill reported the following activities/events and dates – **1.** Movie night 1/30/26. **2.** The Social Club purchased 3 new 6 foot tables for the clubhouse. **3.** The Social Club made charity donations to 3 different non profit organizations. **4.** Super Bowl party is 2/8/26 at 5:30 PM, which costs \$3 at the door and all are welcome. Hot dogs and beans will be provided, and someone will also be bringing a pot of chili. Bring your own snacks and drinks. **5.** Social Club breakfast on 2/5/26 at 8:30 AM **6.** Do Wop party is 2/28/26 at 5:00 PM, cost is \$20. Food and entertainment provided, and tickets are available to purchase from Jill, Jerry, Laddy and Carol until 2/18/26. **7.** St. Patrick Day party is 3/17/26 at 5:00 PM. **8.** Community Garage Sale is 3/14/26, 8:00 AM to 2:00 PM.

Walk On Topics From Board Members: **1.** Jill received a homeowner request for Tall Pines to replace bushes that are dying and which border homeowner and Tall Pines lot lines. There was considerable discussion on this topic, and Charlie made a motion that in the circumstances where bushes are being replaced which lie on the property line between the homeowner and Tall Pines, we will pay 50% of the cost of the bushes and installation, up to a maximum of \$300. Prior to the work, the owner needs to submit to Tall Pines the approval document from their sub-association Architectural Committee, and this project is to replace existing dead bushes or for dead bushes that have not been removed more than 3 months prior to this request. **THE MOTION DID NOT RECEIVE A 2ND, AND IT WAS AGREED THAT THIS ITEM WILL BE TABLED UNTIL THE MARCH MEETING.** **2.** Charlie asked Andrew the status of board members needing to take continuing education courses, and he said that he will know more on that in a month or so. **3.** Dawn asked Andrew about website compliance issues, and he provided information explaining what will need to be done to stay in compliance. **4.** Jill brought up the continuing problem of people not picking up after their dog droppings, so **PLEASE PICK UP AFTER YOUR DOG, AND KEEP THEM OFF OTHER RESIDENTS' LAWNS.** Another note will go in Hi Lites about dog droppings. **5.** Bruce brought up a problem they are having in Spring Lake with a cat. Andrew suggested that Spring Lake send a letter to the homeowner to deal with that situation.

Resident Comments Or Concerns: **1.** Patrycja suggested we have proxy copies available at the clubhouse, and Dawn asked Sue on zoom to put that information in Hi Lites. Andrew added that Brett can email the proxy to those who request it as well. He also said that the full annual meeting packet documents will be on the website. **2.** A resident asked about the cost of replacing our roads, and Ameri-Tech will try to get an updated estimate for that. She also asked if she can get detailed information on what we spend money on, and Andrew said she just needs to make a formal request. She also asked about road sealing, which was previously done in 2021. Andrew indicated it is normally good for about 7 years, but varies somewhat. **3.** On zoom, Sue asked what would Tall Pines do in cases where bushes die if/after Tall Pines helps through the policy being considered, and the board indicated that in the event that this would pass at a future meeting, the \$300 fee would be a total for the project, regardless if the new bushes die prematurely. **4.** Patrycja asked for clarification on what the \$300 fee would cover for bushes, and it was reinforced that it would be provided at 50% of the total amount of the total project, up to the \$300 limit. Total project costs would include the cost of removal of old bushes, the cost of new bushes, and the cost of installation of new bushes.

Next Meeting Date: Annual Meeting On 2/19/26

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

Adjournment Time: 8:45 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary