



Piney-Z Plantation Homeowners Association, Inc.
PO Box 12412
Tallahassee, FL 32317

Meeting Date: 2/20/18

Location: Piney-Z Lodge, 950 Piney Z Plantation Road, Tallahassee, Florida 32311

Board Meeting

The meeting was called to order at 6:00 PM.

Board Members present:

Kelly Wenum, President

Frank Cicione, Vice President

Richard Campbell, Secretary/Treasurer

Chris Duffee, Committee Liaison

A presentation was given by arborist, Sam Hand until 6:52 PM.

Minutes

The January 16, 2018 minutes were read. Chris Duffee made the motion to approve, Frank Cicione seconded and it was approved unanimously.

Financial Report

Management gave the financial report. Richard Campbell made a motion to accept. Chris Duffee seconded and it was approved unanimously.

Committee Reports

Social Committee

Rebecca Arroyo was looking for a date for the garage sale. It was mentioned from the CDD that the pool would open in mid-April and the movie night would be moved to May. They are looking for a date for the Home Show probably to occur in late April/beginning of May. It was noted that we should also look at the City of Tallahassee's events timeline.



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ACC

No report was given from the ACC. However, it was noted that we are looking at our process.

Hearing Committee

No report was given from the Hearing Committee.

Landscape Committee

Chris Duffee gave a report on the Landscape Committee.

Crime Watch Committee

No update was given from the Crime Watch Committee.

Property Management Company

Property Management Company mentioned the document scanning project of scanning three fire king filing cabinets worth of documents and its associated price. Chris Duffee made the motion to approve two 20-hour blocks at \$25 an hour. Frank Cicione seconded and it was approved unanimously. It will come from the budget line item of office expenses.

Old Business

Chris Duffee spoke about the roundabouts.

Meeting Adjournment

With no other business to discuss, a motion to adjourn was made by Frank Cicione at 7:15 PM. It was seconded by Richard Campbell and approved unanimously.



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Meeting Date: 3/20/18

Location: Piney-Z Lodge, 950 Piney Z Plantation Road, Tallahassee, Florida 32311

Board Meeting

The meeting was called to order at 6:00 PM.

Board Members present:

Kelly Wenum, President

Frank Cicione, Vice President

Richard Campbell, Secretary/Treasurer

A reminder of the format of the meetings was given. Following that, the TPD officer's report was passed around due to the officer not being able to attend.

Minutes

The minutes from the February 20th meeting were presented. A motion to approve the minutes was made by Richard, seconded by Frank and approved unanimously.

Financial Report

Andrew Elekes gave the financial report. A motion to approve was given by Frank, seconded by Richard and approved unanimously.

Committee Reports

ACC

The Architectural Committee gave an update on four requests that were made.

Standards Committee

Ola Joyce gave an update on the Standards Committee.



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Landscape Committee

Tricia Yates provided an update on the Grounds Committee highlighting the design for the roundabouts. Richard made a motion to approve an Arborworks tree bid of \$2650 to remove some trees behind the playground. Frank seconded and it was approved unanimously.

Property Management Company

Andrew Elekes gave an update highlighting the enforcement process and procedures in the video that was made for the Standards committee. Also discussed was the scanning project, associated costs for this project as well as other general items.

Old Business

Various items including the roundabouts, the adopt-a-tree and the Board policies were discussed. However no motions were made.

New Business

The Spring Homeshow was discussed and preliminary dates were thrown out to be decided later. Also discussed was the document revision. Following that, Jeremy Anderson gave a presentation to the Board members and the owners in attendance about general law items related to homeowner associations.

Meeting Adjournment

The meeting was adjourned.



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Meeting Date: 4/17/18

Location: Piney-Z Lodge, 950 Piney Z Plantation Road, Tallahassee, Florida 32311

Board Meeting

The meeting was called to order at 6:05 PM by Kelly Wenum.

Board Members present:

Kelly Wenum, President

Frank Cicione, Vice President

Richard Campbell, Secretary/Treasurer

Chris Duffee, Committee Liaison

Community Policing Report

TPD Officer, Eric Arroya wasn't able to be present at the meeting. His wife, Rebecca Arroya gave his report on the Community Policing. Five suspicious persons were reported and TPD was called 32 times in the past 30 days.

Social Committee Report

Rebecca Arroya gave the report stating that this would be her last year on the Committee. Kelly thanked her for all her hardwork and dedication to the Committee. Rebecca requested that a couple of events be placed on the calendar of the Piney Z website.

Minutes

No minutes were available from the prior meeting. The Board asked that March minutes and April minutes are brought to the next meeting for approval.

Financial Report

Management gave the financial report highlighting that we need to move forward with closing the Centennial Bank Account. Mgmt will get the paperwork and then we will just need signatures from the Board. The Board requested that the financial report be broken down to a "monthly" view for more clarity. Due to the banks being late sending out the financials, Mgmt was not able to provide the financials from Capital City Bank Group. The Board decided to hold off on approving the financials until the CCBG report was given. Kelly made a motion to table



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approving the minutes and finances. Kelly has also requested that the scanning project be reflected in the financials.

Committee Reports

ACC

Philip Wilcox gave the ACC Committee report stating that the biggest request recently has been adding an addition to the back of the home on Eagle View Circle.

Standards Committee

Management is finishing up the last details on the new violation letter process. They have asked the committee to cease sending violations until we give the final OK that the new form is ready for use. The Board has stated that everyone will begin with a new clean slate on April 1st regarding violations.

Landscape Committee

Tricia Yates stated that she has several fence caps at her home that she has collected as she has come across them. She has repaired some of the caps and will hold onto them until we begin our "fence cap" repair project. Tricia also mentioned that the city needs to replace the water meter top at the roundabout at Planters Ridge. Also the roundabout at Heritage Park needs to have the pipes lowered so the "mock rock" will fit again.

Concerns were made about our newsletter being more centered on Piney Z events rather than city wide events.

Property Management Company

Old Business

Chris made the motion to go forward with getting roundabout bids for landscaping. Frank seconded the motion and it was approved unanimously.

New Business

Tricia requested that an additional \$300 be made available for the landscaping funds. There is no budget line for this yet. Kelly requested that Management reflect in the budget to pull \$300 from the social line item and create a landscape committee budget line item for \$300.

Kelly Wenum discussed with the Board the amendment to the number of directors due to the low interest in finding board members. This would go from five board members to three. Chris



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made the motion to skip the May Board meeting due to the Piney Z Homeshow occurring on May 24th. It was seconded by Frank and approved unanimously.

Meeting Adjournment

With no other business to discuss, a motion to adjourn was made by Chris Duffee at 8:00 PM. It was seconded by Frank Cicione it was approved unanimously.