

# **Piney-Z Plantation Homeowners Association, Inc.**

PO Box 12412  
Tallahassee, Fl. 32317

## **HOA Board Meeting**

**Meeting Date:** 9/18/18

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

The meeting was called to order at 6:02 PM by Kelly Wenum.

### **Board Members present:**

Kelly Wenum, President

Frank Cicione, Secretary (absent)

Chris Shoemaker, Committee Liaison (absent)

Cindy Saginario, Vice President

Diana Swegman, Treasurer

### **Minutes**

Cindy Saginario made a motion to accept August minutes with the following changes: in the first paragraph where it states "Chris Shoemaker will continue to serve as committee liaison, it should read Chris Shoemaker will serve as committee liaison." Under financial report, it should read "The Board requested that a summary of estoppel fees be provided by management and brought to the next meeting." In the sentence "Andrew stated that TPAM would incur the mailing costs for the 2<sup>nd</sup> mailing..." should read "Andrew stated that TPAM would *absorb* the mailing costs." Under Social Committee report, the last line should read "Diana made a motion to proceed in planning this event. The motion was seconded and subsequently approved." Under Roundabout Committee, the first sentence should read "Tricia will provide copies of the actual bids for the roundabout improvements to the Board at the next meeting." Diana seconded the motion to approve the August 21, 2018 minutes and it was approved unanimously.

### **Financial Report**

The financials were presented. Diana made a motion to approve financials. Cindy seconded it and it was approved unanimously. Diana made a motion to request a financial compilation be completed for the past two years. Cindy seconded the motion. It was passed unanimously.

### **Committee Reports**

#### **Community Policing Report**

Mr. Arroyo was not in attendance, therefore no report was given.

#### **ACC**

No ACC Report was given as Chris Shoemaker was absent.

## **Standards Committee**

Ola stated that there were 38 total violations from August 21 through September 17, 2018. These included mailbox violations, driveways that needed to be cleaned, a trailer on property, signage issues, exteriors that need cleaning, street parking, trash bins left out and improper tree removal. The audience and the Board applauded Ola for her 10 years of dedication and service to piney Z. There is a need for volunteers to the Standards Committee.

## **Hearing Committee**

Kyle Kilga presented the 2<sup>nd</sup> violations sheet listing 12 violations and reported that the Hearing Committee would be meeting next Wednesday. The Board reviewed the 2<sup>nd</sup> violations sheet. Diana made a motion to approve moving forward on the 2<sup>nd</sup> violations, Cindy seconded, and it was unanimously approved.

## **Social Committee**

Diana Swegman made a motion for the neighborhood BBQ set for November 3<sup>rd</sup> to be from 12-2 PM. Cindy seconded it and it was approved unanimously. Cindy presented five options from different vendors, providing menu options, prices and more detail. Diana made a motion to choose Sonny's BBQ. Cindy seconded it and it was approved unanimously.

Kelly asked if there were any volunteers in the audience. Residents will be asked to provide desserts and a gift for the Toys for Tots Drive. Melinda, from the CDD has given us permission to have the RSVPs for the BBQ dropped off at the CDD office. The RSVP for the BBQ will need to go out in the October 1<sup>st</sup> paper newsletter.

## **Landscape committee**

Tricia Yates gave the Landscape Committee report. She met with the City to determine which areas were "Conservation" area vs common area. Tricia requested that the Board ask John Hurst to do his job. She's asking that the fertilization of the property cease. Kelly gave Tricia authority to get on the list for the City Adopt a Tree Program. Tricia wants the Landscape Committee to participate in redrafting portions of the contract. Diana made a motion for the Board to sit down with John Hurst regarding the contract and to address Tricia's concerns with him. Cindy seconded. Approved unanimously. Discussion opened to the floor. Cindy made a motion to dissolve the Yard of the Month program. Diana seconded and it was approved unanimously. Kelly researched the Landworks business and found it to be a reasonable price to fertilize and weed entrances. Does the Board want to terminate services? Diana made a motion to table terminating Landworks until the Board is able to talk to John.

## **Old Business**

### **TPAM Contract Addendum**

Cindy made a motion to table, Diana seconded it. Questions from the audience- about estoppel section. Kelly explained the association attorney, Jeremy Anderson, stated the estoppel fee up to \$250.00 is lawful. The Board is tabling the contract addendum discussion.

Newsletter/website discussion- Diana made a motion to table decisions regarding the newsletter and website. Cindy seconded. Kelly expressed they would like to see more on the website including RSVP capabilities. Suggestions were made to post meeting agendas on the website; financials to be posted on the website too.

### **Board Policy on Committee Guidelines**

Kelly summarized guidelines. The audience suggested that the board should receive things six days prior to the meeting. Cindy made a motion to approve the Committee guidelines. Diana seconded, and it was approved unanimously.

### **Covenant Enforcement Manual**

This summarizes how to handle violations. Kelly will make personalized edits and bring back next month. Cindy made a motion to table the discussion pending edits to fit the PZ community. Diana seconded it and it was approved unanimously.

### **Violation Letters**

A discussion about the word “demand” in the violation letters followed. Kelly stated it came from the attorney. Cindy made a motion to leave the letter the way it is. Diana seconded it and it was approved unanimously.

There is a committee working on guidelines for enforcing the C&Rs. Kelly stated this will be a resolution to the C&Rs. Color palette for homes included.

### **New Business**

#### **Recording of meetings**

A request was made to begin recording the meetings electronically. Kelly requested that the Board record the minutes as well as a TPAM member. Cindy made a motion to begin electronic recordings of meetings as well as written records. Diana seconded this motion and it was approved unanimously.

#### **Heritage Park Blvd. Trail Maintenance**

Homeowner wants HOA to pay John Hurst Co. to maintain from the trail to road, edging and parking lots to prevent trail from messing up again. Board determined that the C&R is clear and it is the homeowner that is responsible to maintain property to the street.

#### **Realtor Signage in Community Common Area**

Posting realtor signage is not allowed in the common area. Kelly suggested writing a letter to the Board of Realtors “Please recognize C&Rs and don’t post signage.”

### **Open Forum**

Tricia Yates spoke about the kudzu issue at 958 Lone Feather. Cindy made a motion to have the arborist come out to look at the dead tree on High Meadow. Diana seconded and it was approved unanimously.

#### **Meeting Adjournment**

Cindy made a motion to adjourn the meeting at 9:04 PM. Diana seconded and it was approved unanimously.