**MINUTES OF THE AUGUST 20, 2019 REGULAR MEETING OF THE PINEY-Z PLANTATION HOMEOWNERS ASSOCIATION**

**LOCATION OF MEETING:** 950 Piney-Z Plantation Road, Tallahassee, Florida

**DIRECTORS PRESENT AT MEETING**:

President: Cindy Saginario Treasurer: Diana Swegman

Vice President: Sam DiConcillio Committee Liaison: Chris Shoemaker

Director: Kyle Kilga

**CALL TO ORDER:**

The Regular Meeting of the Piney-Z Plantation Homeowners Association was called to order, August 20, 2019, at 6:04 P.M., by President Cindy Saginario.

**PRESENTIONS:**

President Cindy Saginario presented Jane Greene a certificate of appreciation for her past service to the Piney-Z Plantation Homeowners Association Board.

President Cindy Saginario also introduced new Board Member, Kyle Kilga, and stated today was her birthday. The group sang “Happy Birthday” to her.

**ASSIGNMENT OF BOARD POSITIONS:**

President: Cindy Saginario

Vice President: Sam DiConcillio

Treasurer: Kyle Kilga

Secretary: Diana Swegman

Committee Liaison: Chris Shoemaker

A Motion was made by Chris Shoemaker to accept the new Board of Directors. Seconded by Diana Swegman and passed unanimously.

**FINANCIALS:**

President Cindy Saginario explained the significantly higher utility bill. There was a leak in the irrigation system, as well as, a possible lighting strike interrupting the timers, allowing the sprinklers, along Heritage Park Blvd. to remain on.

She also stated the Homeowners Association has finally received the income tax refund, plus interest.

A Motion was made by Chris Shoemaker to accept the financials, as presented. Seconded by Kyle Kilga and passed unanimously.

**FISCAL YEAR 2019-2020 BUDGET:**

President Cindy Saginario went over the proposed budget.

The Homeowners Association will open bids, for lawn maintenance contracts, later in the year. A possible increase in lawn maintenance will be addressed in the Fiscal Year 2020-2021 Budget.

A Motion was made by Chris Shoemaker to accept the budget, as presented. Seconded by Kyle Kilga and passed unanimously.

**COMMITTEE REPORTS:**

**ARCHITECTUAL CONTROL COMMITTEE**: 9 approved requests. 0 disapproved. 0 pending.

**STANDARDS COMMITTEE**: Report for July and August, 2019: 22 new violations. 22 postcards sent. 1 1st letter sent. 0 2nd letter sent.

Standards Committee Chair Phil Worts (not present at Meeting) requested clarification on two matters: Are “screens”, at the front corner of the house, to “hide” trash bins, acceptable? The Board confirmed, they are.

Also: Does a picture of a violation need to be confirmed by a second member of the Committee before submitting it. The Board confirmed this was not necessary.

Cleveland White, Frank Cicione and Chris Dufee stated concerns with the new Standard Committee operation.

Terry Goodwin asked if houses, in need of pressure washing, was a violation. This is a gray area having to do with keeping up the appearance of your property.

Gerry Cashin and Dee Orgaz brought up concerns about solid waste being placed by the street several days before pick-up.

President Cindy Saginario said, “These issues, and more, would be addressed, in an article, in the next newsletter.”

**HEARING COMMITTEE**: A Motion was made by Kyle Kilga to appoint Holly Synder, Chair of the Hearing Committee. Seconded by Chris Shoemaker and passed unanimously.

**LANDSCAPING COMMITTEE**: No report.

**NEW BUSSINESS:**

A community Fall Garage Sale has been, tentatively, set for October 12, 2019. The date will be confirmed, later.

Frank Cicione has agreed to put on a “Movie Night”, in November, at the Pavilion. The Homeowners Association will furnish popcorn, and attendees will be asked to bring their own beverages. No definite date was set.

Chris Shoemaker is having signs made, to inform residents, who do not receive their Homeowners Association newsletter electronically, of its availability at the mailboxes, on lower Landings Loop. Also signs for the new meeting time. The cost will be approximately $100.00.

**PHASE 12 DISCUSSION:**

At this point, Jeremy Anderson, Piney-Z Plantation Homeowners Association’s legal counsel, joined the Meeting, to answer questions from property owners in Phase 12, Block B.

Phase 12, Block B property owners present were: Jeremi Snook, Phil Hoffman, and Mariana Herceg.

Phase 12, Block B belongs to two Homeowners Associations. They pay assessments to the Piney-Z Plantation Homeowners Association, but they also belong to another Homeowners Association, controlled solely by Gary Zins.

The property owners voiced concerns they have with the developer, of Phase 12, Gary Zins. (i.e. drainage issues, no sprinkler systems, and alley ways)

The property owners said, “they were led to believe the alley ways, in back of their properties, and in and out roads, were owned by the City, but they have contacted the City and this is not true. They are responsible for maintaining the alley.” They said. “They have tried to contact Gary and Julie Zins, about their concerns, but have not been successful.”

Jeremy Anderson said, “He could not represent them, in any legal matters against Gary Zins.” He suggested they force a meeting with Gary Zins; take control of their Homeowners Association; contact the City about possible code violations, against the developer; hold an election; amend the by-laws (if there are any); and decide if you want to meet with the Piney-Z Plantation Homeowners Association about merging with it..

**TIME OF NEXT MEETING:**

The next Meeting will be held at 6:00 P.M., on September 17, 2019 at 950 Piney Z Plantation Road, Tallahassee, Florida.

**ADJOURNMENT:**

A motion was make to adjourn the Meeting by Sam DiConcillio. Seconded by Diana Swegman and passed unanimously. The Meeting was adjourned at 7:45 P.M.

**MINUTES SUBMITTED BY:** Diana E. Swegman, Secretary