**MINUTES OF THE SEPTEMBER 17, 2019 REGULAR MEETING OF THE PINEY-Z HOMEOWNERS ASSOCIATION**

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

**DIRECTORS PRESENT AT MEETING**:

President: Cindy Saginario

Vice President: Sam DiConcilio

Treasurer: Kyle Kilga

Secretary: Diana Swegman

Committee Liaison: Chris Shoemaker

Cheri Garbark, manager of Lewis Property Management, was also present

**CALL TO ORDER:**

The Regular Meeting of the Piney-Z Homeowners Association was called to order, September 17, 2019, at 6:02 P.M., by President Cindy Saginario.

**MINUTES:**

Corrections to the Minutes: only one L in DiConcilio, and two Fs in Duffee.

A Motion with made by Sam DiConcilio to approve the minutes, with the above corrections. Seconded by Kyle Kilga and passed unanimously.

**FINANCIALS:**

Chris Shoemaker questioned the $1,151.41 newsletter cost, on the April-June Profit & Loss report, since the newsletter is now being distributed electronically. Cheri Garbark explained this is was the March newsletter that “spilled over” into the April report.

Kyle Kilga requested “split” accounts, in the check registry, be broken down.

Diana Swegman requested checks be made out to “John H. Hurst Outdoor Services” instead of “Johnny H. Hurst”.

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

Cindy Saginario report the irrigation system, at the Heritage Park Blvd entrance, required repairs of $80.00.

She also reports the irrigation line broke under lower Landings Loop. John Hurst was able to get this repaired for $412.00.

**COMMITTEE REPORTS:**

**ARCHITECTUAL CONTROL COMMITTEE**: No Architectural Control Committee activity.

Chris Shoemaker is in the process of updating The ACC form.

**STANDARDS COMMITTEE**: 13 postcards sent; 3 1st violation letters sent, and 2 2nd violation letters sent.

Phil Worts has resigned as Chair of the Standards Committee.

Jack Glunt has volunteered to Chair the Standards Committee, with Committee members: Jane Greene, Tricia Yates, Frank Cicione and Chris Duffee.

A Motion was made by Chris Shoemaker to accept this Committee. Seconded by Sam DiConcilio and passed unanimously.

**HEARING COMMITTEE**: No Meeting this past month.

**LANDSCAPING COMMITTEE**: No report.

**OLD BUSINESS:**

A Family Movie Night as been scheduled for Friday, November 8, 2019, at 6:30 P.M., at the Pavilion.

Cindy Saginario reviewed the meeting, from last month, with Phase 12. The Phase 12 residents have scheduled a Meeting, for September 18, 2019 to review their options.

The cost of paving the alleyways is an issue with both Homeowners Associations.

Mary Jo Ferreros, a property owner who uses the alleyway between Heritage Park Boulevard and High Meadow Drive, stated when the Homeowners Association paved the alleyways, several years ago, the residents were informed future paving would be paid by those property owners backing up to the alleyways.

Cheri Garbark said, “Becoming a sub-association of Piney Z Homeowners Association is an option”.

The Piney Z website is up and running. Kyle Kilga volunteered to be trained in website maintenance.

**NEW BUSINESS:**

A Planters Ridge property owner as requested the Homeowners Association remove a dead tree, in the Common Area, behind their house. A tree on lower Landings Loop also needs to be removed.

Cheri Garback stated another Homeowners Association, she manages, is also in need of some tree removal. She will see about getting a discount for both Homeowners Associations.

Covenants and Restriction enforcement, by the Standards Committee, was discussed:

* On the postcards; reduce compliance to seven days
* Board Members, with the exception of Sam DiConcilio, approved the new language on the postcard.
* Each Standards Committee member has a supply of postcards.
* Turn in empty stamp sheets to Lewis Property Management.
* Tricia Yates (not present at the Meeting) requested names and addresses be put on violation letters.
* Violation notices will be sent out to both renters and property owners.
* The Board went through a spreadsheet, complied by Tricia Yates, indicating Covenants and Restriction violations the Standard Committee should issues violations for.

The City of Tallahassee has notified the Homeowners Association of a property owner removing their irrigation system and backflow system. Is this allowed? This matter will be referred to the Homeowners Association attorney, Jeremy Anderson.

Resident Reiner Kirsten (not present at the Meeting) is requesting the Homeowners Association join the Leon County Sheriff’s Department Neighborhood Crime Watch. The Board discussed it and decided not to do it, at this time.

Cindy Saginario requested references for someone to build a “newsletter box”. Frank Cicione volunteered. He only asked the Board reimburse him for materials.

Cindy Saginario will talk to John Hurst about cleaning up the alleyways parallel to Heritage Park Boulevard.

Frank Cicione has agreed to let the Florida State University Film School use his property for filming a movie. It would require digging a sallow “grave”. Mr. Cicione doesn’t want them dipping in his backyard. His property adjoins Common Area, in the back. He asked permission for them to dig the “grave” in the Common Area.

A Motion was made by Chris Shoemaker to not allow the digging for liability reasons. Seconded by Sam DiConcilio and passed unanimously.

**TIME OF NEXT MEETING:**

The next Meeting of the Piney Z Homeowners Association be held at 6:30 P.M., on October 15, 2019 at 950 Piney Z Plantation Road, Tallahassee, Florida.

Future Meetings will be every other month (even months) at 6:30 P.M.

**ADJOURNMENT:**

A motion was make to adjourn the Meeting by Sam DiConcillio. Seconded by Kyle Kilga and passed unanimously. The Meeting was adjourned at 7:40 P.M.

**MINUTES SUBMITTED BY:**

Diana E. Swegman, Secretary