

MINUTES OF THE APRIL 21, 2020 REGULAR BI-MONTHLY MEETING OF THE PINEY-Z HOMEOWNERS ASSOCIATION

LOCATION OF MEETING: Due to the COVID-19 stay-at-home order the meeting was conducted via “ZOOM” conference

DIRECTORS PRESENT ONLINE:

President: Cindy Saginario
Vice President: Sam DiConcilio
Treasurer: Kyle Kilga
Secretary: Diana Swegman
Committee Liaison: Chris Shoemaker

CALL TO ORDER:

The Regular bi-monthly Meeting of the Piney-Z Homeowners Association was called to order, April 21, 2020, at 6:35 P.M., by President Cindy Saginario.

MINUTES:

The Minutes of the February 16, 2020 Regular Board Meeting were reviewed. A Motion with made by Sam DiConcilio to approve the minutes, as presented. Seconded by Chris Shoemaker and passed unanimously.

FINANCIALS:

The February 2020 Financial Report was reviewed. A Motion was made by Kyle Kilga to accept the February 2020 financial report. Seconded by Diana Swegman, and passed unanimously.

The March, 2020 Financial Report was reviewed. A Motion was made by Kyle Kilga to accept the March, 2020 financial report. Seconded by Sam DiConcilio, and passed unanimously.

Lewis Property Management is still trying to capture and record Total Professional Association Management records from the time they managed the Piney Z Homeowners Association.

Still waiting for the insurance payment for the fence.

COMMITTEE REPORTS:

ARCHITECTURAL CONTROL COMMITTEE:

Architectural Control Committee Chair, Chris Shoemaker reported six requests were approved. One of these requests was for new roof. Three for fencing. One for repainting. And one to install a storage shed in backyard.

A Motion with made by Sam DiConcilio to approve the Architectural Control Committee report, as presented. Seconded by Diana Swegman and passed unanimously.

STANDARDS COMMITTEE:

Standards Committee Chair Dee Orgaz reported 43 postcards have been mailed, for the period February 19 – April 16, 2020

A Motion with made by Chris Shoemaker to approve the Standard Committee report, as presented. Seconded by Kyle Kilga and passed unanimously.

APPEALS COMMITTEE:

No report.

OLD BUSINESS:

The Florida Department of Business and Professional Regulation responded to the complaint we filed against Andrew Elekes, dba TPAM, with a finding that there is insufficient evidence to prove a violation of a Florida law or rule occurred.

Discussion ensued on the Scope of Work designed for the current lawn maintenance contract bid process. A motion was made to approve the Scope of Work document by Sam DiConcilio and seconded by Diana Swegman and passed unanimously. A timeline was set up to open the bidding timeframe by the end of April and have them due back to Lewis PM in the first week of June. Gerry Cashin questioned the map around the playground and found that Chris had spoken with Rick and discovered what Rick expected the CDD lawn maintenance company to cover vs what John Hurst is expected to cover in the playground area.

NEW BUSINESS:

Nominating Committee for upcoming elections...Gerry Cashin pointed out that the Nomination Committee must be chaired by a sitting board member who is not up for election. Kyle Kilga volunteered to chair that committee. Greg Moran volunteered that he intends to run for the board.

The HOA made an offer to the CDD to give them a column space in the quarterly newsletter at no charge in response to a request by Chris Shoemaker. Gerry Cashin will take the offer to the CDD board at the May meeting.

Linda Guyas shared that she used to produce the newsletter and is open to discussion regarding taking that responsibility on again.

Management contract change- the board proposes a contract addendum to change the wording in the management contract to require two signatures on each check and to remove the ability of management to hire vendors for special projects without prior board knowledge or approval. Discussion ensued and an addendum will be drawn up and presented to Cheri Garbark of Lewis Association Property Management once it is approved by the HOA attorney. Kyle Kilga made a motion to approve the addendum and Sam DiConcilio seconded it and it was approved unanimously.

Online voting for assessment increase- Cindy Saginario had sent the board information about two companies that offer electronic voting options that include verification of voters. There was debate about the cost of electronic voting vs the results. An alternative of trying to simply collect email votes from residents was presented. Concern was raised about the poor timing to raise assessments due to the pandemic loss of jobs. The issue of raising assessments and how to vote for such was tabled until the June meeting.

Increase in assessments- Cindy Saginario presented a chart to document the current state of assessment prices along with proposed increases in assessments of 20, 25, and 30%. The figures ranged from the current income of \$66,469 to \$79,763, \$83,087 to \$86,410 respectively. In addition, Cindy presented the current year's budget that reflected each of the above increases and what impact that it might have on the new year's budget. The largest impact will be the possible increase in lawn maintenance which is currently unknown. The remainder of new cash could be used to complete expected and required maintenance on a regular basis-fence, electrical and irrigation along with landscape improvements with some amount set aside for future needs. A long-term care plan could be

developed to offset future unexpected expenses. More discussion followed about the likelihood of getting the approval of 50% +1 of the residents at this time of financial uncertainty. Kyle made a motion to table the question of assessment increase until June when the lawn maintenance bids are received and we actually know what our costs will be. Sam seconded and it was approved unanimously.

During resident comment time at the end of the meeting, Cecilia Hunter, a long time homeowner who resides in So. Florida commented she enjoyed getting to attend an HOA meeting from afar.

Jack Glunt made comments based on Fieldcrest lawn care that he prefers a basic level of mowing charge and, in addition, an a la carte plan for homeowners who wish to order and pay extra for services such as weeding, bush trimming, etc.

Mary Weldon and Sharon Gardner said they enjoyed the Zoom meeting and thanked the board for the care and dedication they provide to community upkeep.

TIME AND DATE OF NEXT MEETING:

The next Regular bi-monthly Meeting of the Piney-Z Homeowners Association is scheduled for 6:30 P.M., June 16, 2020, at 950 Piney-Z Plantation Road, Tallahassee, Florida. This is subject to change, due to COVID-19

ADJOURNMENT:

A motion was made by Sam DiConcilio to adjourn the Meeting. Seconded by Chris Shoemaker and passed unanimously. The Meeting was adjourned at 8:34 P.M.

MINUTES SUBMITTED BY:

Diana E. Swegman, Secretary