

MINUTES OF THE JUNE 16, 2020 REGULAR BI-MONTHLY MEETING OF THE PINEY-Z HOMEOWNERS ASSOCIATION

LOCATION OF MEETING: Due to COVID-19 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 on Zoom, April 21, 2020, at 6:36 P.M. once all parties were able to connect remotely by President Cindy Saginario.

ACKNOWLEDGEMENTS

President Cindy Saginario acknowledged the following:
Thank you to Linda Guyas for volunteering to be Editor of the newsletter.
Thank you to Chris Shoemaker for persuading the City to put up NO MOTOR VEHICLES signs on the walking/biking trail along Heritage Park Boulevard.
Thank you to Rusty Pfof for continuing the bagpipe concerts.

Chris Shoemaker has tendered his resignation, effective July 14, 2020. They have sold their house in Piney Z.

President Cindy Saginario presented Chris Shoemaker a Certification of Appreciation for his service to Piney Z.

MINUTES:

The Minutes of the April 16, 2020 Regular Board Meeting were reviewed.
A motion was made by Sam DiConcilio to approve the minutes, as presented. Seconded by Kyle Kilga and passed unanimously.

FINANCIALS:

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

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

COMMITTEE REPORTS:

ARCHITECTURAL CONTROL COMMITTEE:

Architectural Control Committee Chair, Chris Shoemaker reported nine requests were approved. Requests ranged from a storage shed, removal/prune trees, painting, reroof addition of pergola, fencing, enclosure of back patio. A discussion ensued pertaining to the painted garage door. The home is in Fieldcrest and the property owner painted it a different color than the one approved by the Architectural Control Committee. It does not match the other paired home. The property owner refuses to change it. A majority of the board does not find it offensive.

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

STANDARDS COMMITTEE:

Standards Committee Chair Dee Orgaz reported 71 postcards have been mailed, for the period April 17 – June 10, 2020. One First Violation Letter and one Second Violation Letter were also sent.

A motion was made by Chris Shoemaker to approve the Standard Committee report, as presented. Seconded by Sam DiConcilio and passed unanimously.

A second violation, sent to a property owner, for repeatedly parking on the grass, was discussed. A motion was made by Sam DiConcilio to send the Second Violation Letter and levy a fine against the property owners of \$100.00 a day, as long as they continue the violation. Seconded by Kyle Kilga and passed unanimously.

APPEALS COMMITTEE:

No report. A ZOOM meeting is scheduled for June 23, 2020.

OLD BUSINESS:

The Homeowners Association received only one bid, out of six, for the lawn maintenance contract. It was from John Hurst Outdoor Services. Common areas -\$35,992.00. Fieldcrest - \$38,962.00. Five year contract. The board agreed to a recommendation from a resident that the board meet with both John and his son to discuss the routine expectations on lawn maintenance and to emphasize the importance of weekly upkeep. A motion was made by Chris Shoemaker to accept the bid from John Hurst Outdoor Services. Seconded by Sam DiConcilio, and passed unanimously.

Attorney Jeremy Anderson is going to write the documents allowing the 20 houses in Phase 12 to be absorbed into the Piney Z Homeowners Association. There are a number of issues to be reconciled (including garage apartment, front yard fences, lack of irrigation systems and the paved alley way.)

The Addendum to the Lewis Association Property Management, requiring the Homeowners Association President or Treasurer to sign all checks, has been signed by the Homeowners Association President and Lewis Association Property Management owner, Cheri Garbark.

The need to increase the assessment fees was discussed. They have remained the same for 21 years. A motion was made by Chris Shoemaker to table this issue until next fiscal year. Seconded by Kyle Kilga and passed unanimously.

NEW BUSINESS:

By-Law amendment-A proposed change to the By-laws was discussed. The change would state the Election of Directors need not be held at the meeting of the membership. This, due to COVID-19, would allow the Annual Meeting will be held on ZOOM with the actual vote for the Board of Directors to be held on another identified date and time.

A motion was made by Sam DiConcilio to adopt the change to Article V of the By-laws. Seconded by Kyle Kilga and passed unanimously.

Electrical bid-Lewis Management has received a proposed bid, from Weston Trawick Electric, to evaluation the electrical wiring and lights, at the three entrances. Their charge is \$105.00 per hour, estimated at four hours of work, plus materials.

A motion was made by Sam DiConcilio to table this matter until we can obtain more than one bid. Seconded by Kyle Kilga and passed unanimously.

Fence Cleaning-Lewis Management has received a proposed bid, of \$3000.00 to clean both sides of the fence, along Connor Boulevard.

A motion was made by Kyle Kilga to obtain additional bids and give Cindy Saginario, as President, the authority to approve the best bid up to the \$3000 limit. Seconded by Chris Shoemaker and passed unanimously.

Resident request- A property owner with past due assessments, is asking the Homeowners Association to waive the interest fees. The Board discussed it and agreed to not start waiving the past due fees.

A motion was made by Chris Shoemaker to not accept the proposed settlement. Seconded by Sam DiConcilio and passed unanimously.

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., August 25, 2020, (changed due to election day) at 950 Piney-Z Plantation Road, Tallahassee, Florida. This is subject to change, due to COVID-19

The Annual Meeting is scheduled for July 21, 2020, at 7:00 P.M., on Zoom, with a continuance for voting, July 25, 2020, 9:00 – 10:00 A.M. at the Piney Z Lodge parking lot.

ADJOURNMENT:

A motion was made by Sam DiConcilio to adjourn the meeting. Seconded by Chris Shoemaker and passed unanimously. The meeting was adjourned at 8:42 P.M.

MINUTES SUBMITTED BY:

Diana E. Swegman, Secretary