

MINUTES OF THE DECEMBER 15, 2020 REGULAR BI-MONTHLY MEETING

of the

PINEY-Z HOMEOWNERS ASSOCIATION

Amended

LOCATION: Due to COVID-19, the meeting was conducted via ZOOM

DIRECTORS PRESENT ONLINE: DiConcilio, Kilga, Pfof, Saginario, Smith

CALL TO ORDER: The regular bi-monthly meeting of the Piney-Z Homeowners Association was called to order by President Saginario on Zoom, Tuesday, December 15, 2020, at 6:30 P.M., once all parties were able to connect remotely. She wished all present happy holidays and retirement congratulations to Cheryl Hudson of the Piney-Z CDD as well as almost-retirement congratulations to Kyle Kilga.

MINUTES OF THE OCTOBER MEETING: Saginario asked for any corrections or additions to the minutes of the October 20, 2020 meeting. DiConcilio stated the original minutes did not include information about the adjournment. Pfof stated he had corrected the original minutes to add the missing information. DiConcilio moved to accept the minutes as corrected, seconded by Kilga, passed unanimously.

FINANCIALS: The October 2020 Financial Reports were reviewed. Saginario stated there should be two corrections to the check ledger: on October 14, 2020, check number 1119 to Target Print and Mail for \$384.07 should be for “assessment invoices” instead of “newsletter”, and on October 14, 2020, check number 1120 to Tall Timbers Services for \$585.00 should be for “backflow inspection and repair” instead of “split”. Motion by Kilga to accept the October financial report, second by DiConcilio, passed unanimously. The November financial report had not been received from Lewis.

Re: compilation. Saginario spoke with our accountants Brooks, Harrison and Cayer and they informed her that a compilation is not required for an association the size of ours – in fact, it would serve no purpose since it would not corroborate information, rather just restate. Therefore, there will be no compilation.

COMMITTEE REPORTS:

ARCHITECTURAL CONTROL COMMITTEE: Written report submitted by acting committee chair Golla showed 6 requests were approved, including one new roof, two new or replaced fences, a new deck, a new hot tub, and repainted doors. One request for a wire/iron fence in the front yard was denied, and one request to widen a driveway was pending more information.

STANDARDS COMMITTEE: Written report submitted by committee chair Orgaz showed 34 friendly reminder postcards but zero first violation letters were sent. Of the postcards, 21 were

for open garage doors. Chair Orgaz asks that residents send information on standards violations to pineystandards@gmail.com for investigation.

APPEALS COMMITTEE: No activity.

OLD BUSINESS: COMPILATION – as stated earlier in the meeting, not necessary.

SETH CAMPBELL – A vote to approve Seth Campbell as a member of the Board for the ACC was inadvertently omitted at the October meeting. Kilga moved to approve Campbell as a member of the Board, seconded by Smith, motion passed unanimously.

UNAUTHORIZED REMOVAL OF TREES IN FIELDCREST – All terms of the settlement between the Board and homeowner Pratt have been completed. Three new cypress trees have been planted – from Hurst emails they are of a cypress species that is faster growing and more vigorous than the ones that died.

TREE WORK ON EAGLE VIEW DRIVE - Active cutting down of trees was in progress between 891 and 895 Eagle View Drive, which again was in violation of the Eagle Preserve no-work dates from October 1 to May 15 of each year (eagle nesting season). However, the homeowners believed they had permission from the President and the trees were a hazard to the homes. The homeowners filled out an ACC application for emergency variance which was granted by Saginario.

HURST REMOVAL OF DEAD TREES – trees removed.

RESIDENT SURVEY – will be ready in January using SurveyMonkey.

LIGHTING REPLACEMENT AT LONE FEATHER AND PLANTERS RIDGE ENTRANCES – Pfof secured three bids (All-Pro Irrigation and Lighting, Esposito's, and John Hurst) for replacement of problem lighting at the Lone Feather and Planters Ridge entrances to Piney-Z. After comparing the bids and discussion, Pfof moved to accept the All-Pro bid to add new lighting at the Lone Feather and Planters Ridge entrances at a cost of \$3060 which included a 10% discount if the work is completed by December 31, seconded by DiConcilio, passed unanimously.

In the last few weeks, the lighting at the Heritage Park entrance has also been intermittently failing, and closer inspection showed two of the lights had already failed. A second bid from All-Pro, which also included a 10% discount if work is completed by December 31, was submitted to add new lighting to the Heritage Park entrance at a cost of \$1530. Kilga moved to accept the second All-Pro bid to install lighting to the Heritage Park entrance, seconded by DiConcilio, passed unanimously.

While inspecting the lighting at the Planters Ridge entrance, Pfof noticed vandalism to the electrical outlet box near the sign and foreign extension cords plugged in. All-Pro owner Chip Budd told Pfof he could install a stainless steel electrical box with lock around the outlets to prevent vandalism. Kilga moved to authorize All-Pro to secure and install a stainless steel electrical security box on the north side of the Planters Ridge entrance up to \$300, seconded by DiConcilio, passed unanimously.

REMOVAL OF THE WORD ‘PLANTATION’ FROM PINEY Z SIGNS AND STREETS – Saginario formed a committee of volunteers to investigate the removal of the word “plantation” from Piney Z signs and streets. The committee will be chaired by Yelanda Collins Tanner and members will be Mary Ann Peterman, Vince Rio, Burenette Smith, and Amelia Colorado. After discussion, Kilga moved to establish the new committee to research removal of the word ‘plantation’ from the PineyZ community, seconded by Smith, passed unanimously. DiConcilio moved to approve Tanner, Peterman, and Colorado to the Board (Rio and Smith are already Board members), seconded by Smith, passed unanimously.

HISTORY OF PINEY-Z – Pfof has compiled and summarized a history of the Piney-Z community from Indian times to the present day. He used a large number of resources including books, old newspapers available online, legal summaries, electronic journal articles from the Florida Historical Society, and State of Florida handouts to name a few. The history will be made available in sections in the newsletter in coming months.

NEW BUSINESS:

SCOUTING FOR FOOD PROJECT: Scoutmaster Brad Gomez has again asked for permission for scouts to visit Piney-Z to gather food for the 2021 food drive in January. DiConcilio moved to grant permission, seconded by Kilga, passed unanimously.

JOINT MEETING WITH THE PINEY-Z COMMUNITY DEVELOPMENT DISTRICT (CDD) – The HOA received a letter dated November 17, 2020 from The Board of Supervisors of the Piney-Z CDD informing the HOA board that the CDD is amenable to a request for a joint meeting of the CDD and the HOA if desired. Gerry Cashin, chair of the Piney-Z CDD, and Cheryl Hudson, member of the Board of Supervisors of the CDD, represented the CDD at the HOA Zoom meeting. However, they do prefer such a meeting be face-to-face and therefore, since the lodge is still closed due to the ongoing pandemic, scheduling a meeting is still some months away. Saginario and the HOA board expressed their appreciation to the CDD and hope for a joint meeting in the near future.

RESERVE ACCOUNT STATEMENT – Homeowner Tricia Yates expressed concern that the Piney-Z HOA budget does not expressly state that there is no reserve account which is required by Florida Homeowners Association law. Saginario and Kilga assured Yates that such a statement will be added to the budget by our accountant at the earliest convenience.

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., Tuesday, February 16, 2021, on Zoom due to the ongoing Covid-19 pandemic.

There being no more items on the agenda, DiConcilio made a motion to adjourn the meeting at 8:13 PM EST, seconded by Kilga. Unanimous approval.

HOA Board Meetings

February 16, 2021, April 20, 2021, June 15, 2021, August 17, 2021

HOA Annual Meeting

July 20, 2021

Respectfully submitted by:

Russell Pfof, Secretary

Amended February 16, 2021