

MINUTES OF THE JUNE 15, 2021 REGULAR BI-MONTHLY MEETING

of the

PINEY-Z HOMEOWNERS ASSOCIATION

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

DIRECTORS PRESENT ONLINE: DiConcilio, Pfof, Saginario, Smith

DIRECTORS ABSENT: None

CALL TO ORDER: The regular bi-monthly meeting of the Piney-Z Homeowners Association was called to order by President Saginario on Zoom, Tuesday, June 15, 2021, at 6:30 P.M., once all parties were able to connect remotely. She welcomed all present.

MINUTES OF THE APRIL MEETING: Saginario asked for any corrections or additions to the minutes of the April 20, 2021 meeting. Smith moved to accept the minutes, seconded by DiConcilio, passed unanimously.

FINANCIALS: The April 2021 Financial Reports were reviewed. Saginario noted that utilities were quite low but stated that with the dry weather in May and early June, utilities will undoubtedly be higher for those months. Pfof asked about increased legal expenses in the future due to ongoing violations, and Saginario stated indeed that will happen. Motion by DiConcilio to accept the April financial report, seconded by Smith, passed unanimously.

The May 2021 Financial Reports had not been received from Lewis Association Property Management.

COMMITTEE REPORTS:

ARCHITECTURAL CONTROL COMMITTEE: Chairperson Golla presented a long list of activities by the ACC for February through May, they have been extremely busy with a large number of new roof applications and home improvements. He also stated now some of the requests are going through the Lewis Association Property Management LLC - Approvals (appfolio.com) site and he added as much as he could. He wrote "...maintain(ing) two systems is not easy for me. So I would like either discontinue the appfolio.com or ask them to have more robust system such that we can approve online with remarks and dates. I cannot view the date of approvals from the site." The ACC will need a new chairperson soon because of Chairperson Golla's work.

STANDARDS COMMITTEE: No report. Chairperson Orgaz was out of town.

APPEALS COMMITTEE: No report.

NOMINATIONS COMMITTEE: No report.

LAWN MAINTENANCE COMMITTEE: On hold.

OLD BUSINESS:

REMOVAL OF THE WORD 'PLANTATION' FROM PINEY Z SIGNS AND STREETS – The committee (Piney Z Temporary Committee or PZTC) of volunteers to investigate the removal of the word “plantation” from Piney Z signs and streets submitted their report in February. Saginario summarized the recommendations as (1) the word “plantation” be dropped from all signage of the community, but (2) dropping the word “plantation” from street signs and documents of the community is expensive and time consuming and therefore not practical. She also reminded those present that the results of the homeowner survey on the question were about 1/3 in favor of dropping the word “plantation”, 1/3 neutral, and 1/3 against.

A discussion then ensued about the possibility of postponing the vote again (potentially to the Annual Meeting in July) because of the small attendance at the meeting and the fact that the current board only has four members due to former Treasurer Kilga moving to central Florida. Smith and Pfof suggested that in fact it is the signage which is at question; the signage being refreshed and renewed to bring forward the name “Piney-Z” and to push back the word “plantation” which some find offensive. Because of unacceptable cost and time, actual changing of the official name or street names is not what is at question.

Finally, Pfof moved to refresh and renew the neighborhood signage as follows: (1) Eagleview entrance wording to be *Eagleview at Piney Z* with a logo/picture of an eagle; (2) Heritage Park entrance wording to be *Piney Z* with a logo/picture of a blue lake, Florida pines, and perhaps an eagle; (3) Planters Ridge entrance wording to be *The Gardens at Piney Z* with a logo/picture of a flower, perhaps a magnolia; and (4) Fieldcrest entrances off Heritage Park wording to be *Fieldcrest at Piney Z* with a logo/picture of some kind, perhaps a butterfly, bird, bee or flower. The motion was seconded by Smith, and passed unanimously.

A second discussion then ensued concerning the sign bids which have now expired and will have to be redone now that the wording has been decided. Smith moved to table any approval of sign bids until rebids have been received, Pfof seconded with the condition that pictures of what the signs will look like must be presented with the bids before any approval, passed unanimously. President Saginario will solicit new bids from the sign vendors that submitted reasonable bids earlier this year.

PLAYGROUND OLYMPICS: Homeowner Yates checked the football schedules of FSU and FAMU and found that potential dates for the yard sale and playground Olympics might be October 16 and November 20. Therefore, the *Neighborhood Garage Sale is penciled in for Saturday, October 16*, and the *Playground Olympics are penciled in for November 20*.

FRINGE TREES AND WAX MYRTLES: Saginario suggested our native white fringe tree (*chionanthus virginicus*) as a beautiful street tree along Heritage Park Boulevard. Hurst has not been able to locate a source for these trees, although other homeowners suggested North Florida nurseries that are known to carry them routinely. However, homeowner Vaccaro pointed out that January is the best time to plant trees and that Arbor Day is the third Friday in January. Tentative fringe tree planting will likely be January 2022.

CORAL ARDISIA: Pfof reported on his investigation of possible solutions to the coral ardisia (*ardisia crenata*), a category 1 Florida Exotic Pest Plant Council (FLEPPC) invasive plant from Asia, problem in our natural areas of the community. Since potential contractors are generally far down the peninsula from Tallahassee, and none has indicated they want our business, Pfof will attempt to organize a citizens intervention to remove exotics from our conservation areas this winter when it's cooler and mosquitoes are less active. Students and scouts are potential helpers in this project, tentatively scheduled for December and January.

FENCE VIOLATION: This matter has been turned over to our attorney. The violation fine at \$100/day has now reached the maximum amount of \$5,000. Updates will be provided to the board as information is received.

LANDSCAPE MAINTENANCE CONTRACT: The Landscape Maintenance Contract committee's work was stunted in early June as current contractor John Hurst offered to renew his services for another year at the same price. Some on the board wanted to accept this offer, perhaps even make it a two year contract, thinking that the offer was best for our limited budget; some did not, believing that the bid process should be followed as a responsibility to our homeowners. A lengthy discussion ensued. One key point was if our management company could help oversee the lawn maintenance contract and hold John Hurst accountable. President Saginario agreed to contact Lewis Association Property Management to schedule a fact finding meeting. Finally, the Landscape Maintenance Contract committee was given renewed life and a renewed charge to develop statements of work, solicit bids, and present findings to the board as soon as possible. Pfof agreed to chair this responsibility once again with homeowners Pratt, Greene, and Gomez. John Hurst's current contract expires September 30, 2021.

NEW BUSINESS:

RESIGNATION OF TREASURER KILGA: Treasurer Kyle Kilga resigned from her position on the board on May 5 as she has moved to central Florida. Her replacement was not appointed since the annual meeting is upcoming in July and her position as well as Vice President DiConcilio's position will both be up for election.

TIME AND DATE OF NEXT MEETING: The Annual Meeting and Elections of the Piney-Z Homeowners Association is scheduled for 7:00 P.M., Tuesday, July 20, in person at the Piney-Z Lodge.

The next regular bi-monthly meeting of the Piney-Z Homeowners Association is scheduled for 6:30 P.M., Tuesday, August 17, 2021, in person at the Piney-Z Lodge.

There being no more items on the agenda, DiConcilio made a motion to adjourn the meeting at 8:40 PM EDT, seconded by Smith. Unanimous approval.

HOA Board Meetings

August 17, 2021

HOA Annual Meeting

July 20, 2021

Respectfully submitted by:

Russell Pfof, Secretary