

MINUTES OF THE JULY 20, 2021 ANNUAL MEETING

and

SPECIAL BUSINESS MEETING

of the

PINEY-Z HOMEOWNERS ASSOCIATION

LOCATION: Piney Z Lodge

DIRECTORS PRESENT: DiConcilio, Pfof, Saginario, Smith

DIRECTORS ABSENT: None

CALL TO ORDER: The 2021 annual meeting of the Piney-Z Homeowners Association was called to order by President Saginario in the Piney Z Lodge, Tuesday, July 20, 2021, at 7:02 P.M. She welcomed all present and introduced each Board member as well as representatives from Lewis Association Property Management.

This being Vice President Sam DiConcilio's last meeting of her term, President Saginario presented her with a Certificate of Appreciation for her service, followed by lengthy applause.

President Saginario also provided proof of notice accomplished for the Annual Meeting through signs at each entrance, blast emails and the newsletter.

MINUTES OF THE JUNE 15 REGULAR MEETING: Saginario asked for any corrections or additions to the minutes of the June 15, 2021 regular meeting. Smith moved to accept the minutes, seconded by DiConcilio, passed unanimously.

NOMINATIONS FOR BOARD MEMBER VACANCIES - Two director vacancies exist on the Piney Z HOA Board as Vice President DiConcilio's and former Treasure Kilga's terms have expired.

Two nominations have been received prior to the annual meeting – homeowners Linda Guyas and Mike Gomez. President Saginario opened nominations from the floor by asking homeowners present if they had any further nominations.

Hearing no additional nominations from the floor, DiConcilio moved that nominations be closed, seconded by Pfof, passed unanimously.

With two nominations in hand for two vacancies on the Board, DiConcilio moved to elect the nominees by acclamation, seconded by Smith, passed unanimously by all present. Guyas and Gomez are the two new members of the Piney Z Homeowners Association Board of Directors.

FINANCIALS: The May 2021 Financial Reports were reviewed. Saginario noted that utilities payments are pulled automatically by the City of Tallahassee on different dates, so sometimes

they show up twice in one month and sometimes not at all in other months. Motion by DiConcilio to accept the May financial report, seconded by Smith, passed unanimously.

The June 2021 Financial Reports were reviewed. All bills and payments appeared routine. Smith moved to accept the June financial report, seconded by DiConcilio, passed unanimously.

BUDGET FOR FISCAL YEAR 2021-22 - Saginario presented the proposed budget for the upcoming fiscal year. She explained the budget, followed by discussion among board members and homeowners. DiConcilio moved to accept the budget, seconded by Smith, passed unanimously.

Sagarinio pointed out that new lighting had been installed last year at all three entrances. She stated that the white fence along Connor Boulevard had been pressure washed last year and would be again this year as well as the walls and columns at all three entrances. She also described and explained the new signage for each entrance as well as the entrances to Fieldcrest.

Sagarinio also explained the dates for upcoming Fall Neighborhood Garage Sale on Saturday, October 16 and the Playground Olympics on Saturday, November 20. She also stated that plans for “Build A Bucket – Neighborhood Prep for Hurricanes” effort will be ramped up again at the August regular meeting in advance of the peak of the upcoming hurricane season.

There being no more business to conduct for the annual meeting, DiConcilio moved to adjourn at 7:54 PM EDT, seconded by Smith, passed unanimously.

President Saginario then opened a **special business meeting** at 7:54 PM EDT.

OLD BUSINESS:

LANDSCAPE MAINTENANCE CONTRACT: The Landscape Maintenance Contract committee finished its work revising the two part (Fieldcrest and the rest of Piney Z) contract as explained by Saginario. A copy of the revised statement of work and contract pricing was provided to each person present. After brief discussion, Smith moved to accept John Hurst's offer of a two year extension of his services under this new statement of work at the same price as last year, seconded by DiConcilio, passed unanimously.

NEW SIGNAGE: Saginario explained the bids received by three local sign companies to update the neighborhood entrance signage. A copy of two of the bids (the third was exorbitant and not considered seriously) was provided to each person present. After discussion, Smith moved to accept the bid by Super Signs at a total cost of \$7,482.00, seconded by DiConcilio, 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., 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 8:33 PM EDT, seconded by Smith. Unanimous approval.

HOA Board Meetings

August 17, 2021

HOA Annual Meeting

July 19, 2022

Respectfully submitted by:

Russell Pfof, Secretary