

**MINUTES OF THE DECEMBER 14, 2021 REGULAR BI-MONTHLY MEETING**  
of the  
**PINEY-Z HOMEOWNERS ASSOCIATION**

**LOCATION:** Piney Z Lodge

**DIRECTORS PRESENT:** Gomez, Guyas, Pfof, Pratt, Saginario

**DIRECTORS ABSENT:** None

**CALL TO ORDER:** The regular bi-monthly meeting of the Piney-Z Homeowners Association was called to order by President Gomez Tuesday, December 14, 2021, at 6:35 P.M., he welcomed all present.

**MINUTES OF THE OCTOBER MEETING:** President Gomez asked for any corrections or additions to the minutes of the October 20, 2021 regular meeting. Saginario moved to accept the minutes, seconded by Guyas, passed unanimously.

**AMENDMENTS TO BYLAWS:** President Gomez distributed “track change version” copies of proposed amendments to the bylaws of the association. He explained that changes to the responsibilities of the treasurer position on the board were necessary in the bylaws to conform to state law. He also outlined changes necessary for consistency and form. Additionally, he noted that in the bylaws, the word "resolution" was used which we call "decision memorandum" in practice. He proposed renaming decision memorandums as resolutions and continue using the same numbering convention. Several homeowners found the track change version of the document confusing – so it was decided that a “track change in-line” version of the proposed changes and a “clean” new version of the bylaws will be posted to the web site for all residents to see. Notices will also be distributed in social media.

A discussion ensued between the board and Lewis Property Management concerning the HOA banking options including dual signatures (Lewis representative and the HOA treasurer or president), problems with Capital City National Bank practices (CCNB) (where the HOA accounts are held) compared with Cadence Bank practices, a bank in Sarasota which is commonly used by other Leon County HOAs. Lewis PM and/or President Gomez will check with CCNB concerning consequences to HOA funds should the Lewis PM representative becoming incapacitated, and will report back in February. Saginario moved to table the approval of the bylaws changes to the February meeting, seconded by Pratt. This delay will also provide time for homeowners to inspect the proposed bylaws changes. The motion passed unanimously.

**FINANCIALS:** The fiscal year-end financial reports should be available from Lewis PM by the end of January. HOA law states we must mail notices to all homeowners unless there is a signed approval of the homeowner that states they accept notification through email. Saginario asked if we could put the report on the web site and mail post cards to notify all residents of the report availability. All board members agreed that post cards are much less expensive to mail.

Saginario moved that the HOA will notify residents using post cards about the availability of the fiscal year-end financial report and revised budget on the web site; and that residents may request a paper copy if they desire. The post cards may include other required correspondence as well. Pratt suggested signs at the three entrances to the subdivision, and seconded the motion. Passed unanimously.

The October and November 2021 Financial Reports were reviewed. Saginario stated that all expenses in October were routine, except for \$540 in backflow repairs made by Tall Timbers. In November, previously approved tree work by ArborPro for \$3450 was paid in three separate checks: \$1950, \$400, and \$350, which totaled less than estimated. Also, check numbers 1196 for \$150 and 1197 for \$75 were written in error for another client and were destroyed and never paid. Motion by Guyas to accept both the financial reports, seconded by Pratt, passed unanimously.

President Gomez pointed out that the HOA tax returns are due to the IRS by January 15, 2022.

**PROPOSED BUDGET AMENDMENTS:** President Gomez distributed an amended budget showing \$30,000 taken from cash reserves and applied to three areas to accomplish landscaping, weed control and irrigation goals. The vote to approve the addition of money from cash reserves was delayed until the projects were explained later in the meeting. After the project explanations and discussion, Pfast moved to accept the amended budget with the additional money allocated for the three projects, seconded by Guyas, passed unanimously.

#### **COMMITTEE REPORTS:**

**ARCHITECTURAL CONTROL COMMITTEE:** ACC chairperson Saginario briefly discussed the ACC report of activity for October and November – two requests pending from October for painting, a home remodel and new deck were approved after meeting with a knowledgeable architect. In November, 9 new roofs, 2 new sheds, new windows, a new fence, and tree removal were approved.

**STANDARDS COMMITTEE:** Chairperson Orgaz presented a two month report, mentioning grievous mutilation of crape myrtles on HOA common areas and four violations of the eagle preserve noise restriction on Eagleview Drive after October 1. There were 7 postcards issued for illegal yard signs, 8 for trash on HOA common areas, and 9 for bulk pickup trash out on the street too early.

The four violations of the eagle preserve noise restriction were as follows:

849 Eagleview Drive, application to remove pine trees approved by the ACC with restriction that it be accomplished prior to September 30, 2021; the work actually occurred on October 29 and November 2, 2021. Three violations were identified: (1) disregard of directive that tree work be accomplished prior to September 30, 2021, (2) disregard of Article VIII of the CCRs by having a tree service use power tools to cut down trees on their lot on September 29, 2021, which is in the eagle secondary protection zone, and (3) disregard of Article VIII of the CCRs by having a tree service use power tools to grind the stumps on November 2, 2021, which is in the eagle secondary protection zone. Each violation incurs a \$100 fine.

887 Eagleview Drive, power tools were used to perform deck construction work on their lot on November 24, 2021, disregarding Article VIII of the CCRs by using power tools in the secondary eagle protection zone. This violation incurs a \$100 fine.

Guyas moved to approve the three fines for the homeowner at 849 Eagleview, seconded by Pfof, passed 4-1 with Saginario voting no.

Pratt moved to approve the single fine for the homeowner at 887 Eagleview, seconded by Guyas, passed unanimously.

APPEALS COMMITTEE: No report.

LAWN MAINTENANCE COMMITTEE: On hold.

### **OLD BUSINESS:**

PINEY Z PLANTATION ROAD EROSION: Pfof explained that he and Saginario met at the site of the problem erosion and discussed at length options without any good solution due to the unique situation of the site. Pfof finally decided to visit the site after a heavy rainfall to help make the final decision but since the October meeting the weather has been very dry. Pfof stated the best solution may be to simply spot repair the site as heavy rains occur rather than attempt an inadequate or high maintenance solution at great expense.

INSTALLATION OF FRINGE TREES UPDATE: Gomez, Pfof and Saginario have been working on the irrigation and landscaping parts of this project, meeting again with Steve Bos, landscape design specialist from Tallahassee Nurseries and John Hurst about improving our existing irrigation system. Pfof obtained two estimates for irrigation on the south side of Heritage Park Blvd., one completely new, and one an augmentation/enhancement of what we currently have. With the information from John Hurst about improving our existing system through his company, we have three estimates.

UPDATE ON EXOTIC PLANT CONTROL IN CONSERVATION AREAS: Pfof received a written bid from Kestrel in Gainesville for \$1,250 per acre for control of the coral ardisia and Japanese climbing fern in the three problem conservation areas. Saginario moved to authorize Pfof to negotiate with Kestrel to accomplish the exotic plant control in all three problem conservation areas in January NTE \$10,000, seconded by Guyas, passed unanimously. Pfof will advise residents on social media about the spraying when it is about to begin.

### **NEW BUSINESS:**

SECOND ARBORPRO TREE CUTTING PROPOSAL: Saginario led a discussion of the need to remove two dead pines on the north side of Heritage Park Blvd. that are potential fall hazards plus the need to remove several crape myrtles near the intersections of Upper and Lower Landings Loop and Kingdom Drive with Heritage Park Blvd. that are restrictions to motorist visibility. Pratt moved to authorize a bid by ArborPro to accomplish these tree removals for \$500, seconded by Saginario, passed unanimously.

**HOUSE COLORS:** The judgment of the ACC has been final through Piney Z history on the approval of house colors, but has been inconsistent in application. The result has been some unusual color combinations for Piney Z homes, the latest being at 1021 Park View Drive. The homeowner painted the unusual colors first, and applied through the ACC later, but approval has not been granted. After discussion, the board will leave in place the finality of the judgment of the ACC, employing the philosophy that the house colors need to “fit the community”. Saginario will visit the homeowner of 1021 Park View in January.

**MAILBOXES:** The C&Rs have a requirement in each phase for either black or brass mailboxes but there are many exceptions now throughout the subdivision, especially with house numbers on the boxes. Further discussion will ensue in February.

**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 15, 2022, in person at the Piney-Z Lodge.

There being no more items on the agenda, Saginario made a motion to adjourn the meeting at 9:15 PM EST, seconded by Guyas. Unanimous approval.

*HOA Board Meetings*

February 15, 2022, April 19, 2022, June 21, 2022, August 16, 2022

*HOA Annual Meeting*

July 19, 2022

Respectfully submitted by:

Russell Pfost, Secretary