

MINUTES OF THE FEBRUARY 15, 2022 REGULAR BI-MONTHLY MEETING
of the
PINEY-Z HOMEOWNERS ASSOCIATION

LOCATION: Piney Z Lodge

DIRECTORS PRESENT: Gomez, Guyas, Pfof, Saginario

DIRECTORS ABSENT: Pratt (illness)

CALL TO ORDER: The regular bi-monthly meeting of the Piney-Z Homeowners Association was called to order by President Gomez Tuesday, February 15, 2022, at 6:30 P.M., he welcomed all present.

CONSENT AGENDAS: The first order of business was to consider *Resolution 2022-04* (attached), which authorizes the use of a “consent agenda” for the Piney-Z HOA. A “consent agenda” is an innovation introduced by President Gomez which is designed to group routine items (e.g., approval of minutes, financial reports, committee reports, etc.) in an agenda and streamline their approval. The only order of business then for items in a consent agenda is a motion to approve or disapprove. After a brief discussion, Saginario moved to accept Resolution 2022-04, Guyas seconded, passed unanimously.

REMOVAL OF A CONSENT AGENDA ITEM: President Gomez asked if there were any consent agenda items that should be removed for discussion, none heard.

CHANGES TO MEETING AGENDA: President Gomez suggested that a “Work Day” be added to the agenda item on the Architectural Control Committee (ACC), and that updates on the Heritage Park Boulevard landscape project and the effort to control invasive plants in the common areas be added under old business. Guyas moved to accept the amended agenda with the added items, seconded by Saginario, passed unanimously.

APPROVAL OF THE CONSENT AGENDA ITEMS: Saginario moved to approve the Consent Agenda (attached), seconded by Guyas, passed unanimously.

FINANCES: President Gomez expressed frustration that the HOA has not been able to issue our final financial report for the fiscal year ending September 30, 2021 because we have not been able to get the information needed from Lewis Property Management. A discussion followed between board members and members of Lewis Property Management on discrepancies in QuickBook account balances, especially revenues, extending back in time for months. President Gomez will sit down with Lewis Property Management to identify specific problems, keying on the September 30, 2021 financials that were off about \$7,000. Both sides expressed strong need to get these problems resolved as soon as possible.

FINES: The fines that were imposed at the December 14, 2021 meeting have not been communicated to the homeowners. Lewis Property Management stated that they never got

needed information and help from our legal advisors so nothing ever happened. Calls to the lawyer revealed that his family was sick and the holidays also caused a lack of action. Lewis PM and President Gomez agreed that the letters to the homeowners must be issued as soon as possible.

NEW PROPERTY MANAGEMENT COMPANY: President Gomez stated that deficiencies in our financial books and lack of follow-up and lack of initiative have caused the board to lose confidence in our property management company. Lewis Property Management representatives stated they are frustrated as well, and both expressed a need to do better.

STANDARDS COMMITTEE REPORT:

There was an additional violation of the eagle preserve noise restriction as follows:

853 Eagleview Drive, a front end loader and bulldozer were used on December 11, 2021 to perform construction work on their lot, disregarding Article VIII of the C&Rs by using power tools in the secondary eagle protection zone. This violation incurs a \$100 fine.

Guyas moved to approve the fine for the homeowner at 853 Eagleview, seconded by Saginario, passed unanimously.

OLD BUSINESS:

HERITAGE PARK BOULEVARD LANDSCAPING UPDATE: Gomez, Pfof and Saginario have been working on the irrigation and landscaping parts of this project. The phases of the project will be (1) removal of problem trees and shrubs by ArborPro arborists (to be accomplished the week of February 14-18), (2) irrigation improvements and enhancements by John Hurst (three bids were obtained, Hurst was the lowest and had the longest warranty), to be accomplished after the arborist work, (3) new landscape plants purchased and installed (prices for plants from several nurseries/sources have been solicited, comparison is difficult because of size and installation differences). After discussion of price lists from the several sources, Pfof moved to authorize up to \$8,000 for the purchase and installation of new landscape plants according to the enhanced Tallahassee Nurseries plan for the south side of Heritage Park Boulevard, seconded by Guyas, passed unanimously.

UPDATE ON EXOTIC PLANT CONTROL IN CONSERVATION AREAS: Pfof provided a detailed report on the progress of efforts to control invasive exotic plants in the HOA common areas. Kestrel Ecological Services of Gainesville has already sprayed conservation areas 1, 2 and 3 and they state it will likely take 6 to 12 weeks for the treatment to show good results. Pfof led efforts to pull berries off coral ardisia plants in the common area between the homes on Lake Park Drive and Piney Z Plantation Road with excellent results, and spraying of that area is about 60% complete. A community effort to pull berries off coral ardisia plants in conservation area 1 and in the common area between Conner Boulevard and Eagleview Drive is ongoing.

NEW BUSINESS:

MIMOSA TREE REMOVAL: Pfof stated he is awaiting a bid from John Hurst to remove two large invasive mimosa trees, one across the street from 933 Park View Drive in the common area, and the second on Lake Park Drive common area.

DISCUSSION ON ACC ITEMS:

There are several changes/enhancements to the ACC task management, including the ACC Quick Reference Guidelines (house colors, mailboxes, exterior maintenance, emphasize compatibility and uniformity, but the committee retains the authority for approval), processes for identifying non-compliant homes and actions to be taken, and the “Friendly Reminder Postcard,” or FRP, which is the first line of action when a violation is noticed. *Parking on the street* has returned to the FRP, although previous boards had largely ignored parking issues as unenforceable. A discussion ensued about parking on the street and whether trying to enforce the C&R (which says parking should be limited to the garage or driveway) was wise. It was finally summarized as important to remind homeowners of the parking C&R through the FRP regardless. Gomez moved to accept the FRP as amended in January, seconded by Guyas, passed 3-1 with Saginario opposed.

A discussion ensued about standards issues versus ACC responsibilities, as well as issues with the paired homes in Fieldcrest – will the ACC stay with matching paired homes or not? There is now a Fieldcrest resident on the ACC which will help.

Sagarinio stated that she met with the Park View Drive homeowner with the shocking green facing on the home. The homeowner has agreed to repaint the green, which will resolve the complaints.

President Gomez stated that Pratt suggested a checklist for board members to use in dividing up the subdivision and canvassing the neighborhood. He will send suggestions for this effort in the coming weeks through email.

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, April 19, 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 8:15 PM EST, seconded by Guyas. Unanimous approval.

HOA Board Meetings

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

HOA Annual Meeting

July 19, 2022

Respectfully submitted by:

Russell Pfof, Secretary



Piney-Z Homeowners Association, Inc.
Tallahassee, Florida

**PINEY-Z HOA REGULAR BOARD MEETING
PINEY-Z LODGE – 6:30 PM
February 15, 2022**

MEETING AGENDA

1. CALL TO ORDER/WELCOME

2. DISCUSSION AND APPROVAL OF RESOLUTION 2022-04 REGARDING CONSENT AGENDAS

3. PRESIDENT'S CONSENT AGENDA ANNOUNCEMENT

A consent agenda is contained in this meeting agenda. The consent agenda is designed to assist making the meeting shorter and more efficient. Items left on the consent agenda may not be discussed when the consent agenda comes before the board. If any board member wishes to discuss a consent agenda item, please tell me now and I will remove the item from the consent agenda and place it in an appropriate place on the meeting agenda so it can be discussed when that item is taken up by the board. Does any board member request removal of a consent agenda item?

4. ADDITIONAL CHANGES TO THE AGENDA AND APPROVAL OF THE MEETING AGENDA

5. CONSENT AGENDA ITEMS

- a) Approval of December 14, 2021, meeting minutes.
- b) Ratify board's decision to change our Capital City bank accounts from a basic business account to a multi-user account to strengthen internal controls. The monthly fee will be \$30.
- c) Approval of Resolution 2022-05 amending the association's bylaws.
- d) Ratify the president's approval of Arbor Pros' estimate dated January 27, 2022, in the amount of \$3,000, for tree and shrub removal along Heritage Park Boulevard.
- e) Ratify the president's approval of John Hurst's estimate dated January 5, 2022, in the amount of \$3,770, for irrigation system work along Heritage Park Boulevard.
- f) Approval to appoint Joy Wilson to the Architectural Control Committee (ACC).
- g) Ratify the board's approval for Boy Scouts to scout for food items on February 5, 2022, and annually thereafter without board preapproval.
- h) Approval to hold our spring community-wide garage sale on April 30, 2022.
- i) Approval of the ACC report dated February 15, 2022.

6. FINANCES

- a) Status of the September 2021 through January 2022 monthly financial reports from Lewis PM and ongoing deficiencies with the accounting data.

- b) Status of fines levied at the December 14, 2021, board meeting and unresponsiveness by Lewis PM on holding hearings.
- c) Discussion on selecting a new property management company based on the above deficiencies noted.

7. STANDARDS COMMITTEE REPORT AND LEVY OF FINE FOR 853 EAGLE VIEW DRIVE.

8. DISCUSSION ON EDITS TO THE ACC QUICK REFERENCE GUIDELINES, PROCESS FOR IDENTIFYING NON-COMPLIANT HOMES, AND ACTIONS TO BE TAKEN GOING FORWARD. ITEMS TO BE DISCUSSED SHALL INCLUDE HOUSE COLORS, MAILBOXES, EXTERIOR MAINTENANCE, AND THE FRIENDLY REMINDER POSTCARD - revised January 2022.

9. OLD BUSINESS - Playground Olympics.

10. NEW BUSINESS – Removal of two mimosa trees by John Hurst.

The mission of Piney-Z HOA is to preserve and enhance property values by demonstration of resident-friendly policies, maintenance of common areas, and upholding its covenants and restrictions.