

# MINUTES OF THE JUNE 21, 2022 REGULAR BI-MONTHLY MEETING

of the

## PINEY-Z HOMEOWNERS ASSOCIATION

**LOCATION:** Piney-Z Lodge

**DIRECTORS PRESENT:** Gomez, Guyas, Pfost, 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, June 21, 2022, at 6:30 p.m., he welcomed all present.

**CONSENT AGENDA:** President Gomez read an announcement defining a consent agenda for all present, since the consent agenda has only been in use for the Piney-Z HOA for three meetings.

**REMOVAL OF A CONSENT AGENDA ITEM:** President Gomez asked if there were any consent agenda items that should be removed for discussion. Guyas requested *Item d) Approval of the ACC Quick Reference Sheet dated February 2022* and *Item h) Approval for new "No Parking" signs in the parking lots along Heritage Park Boulevard. Remove the wording "Living on Heritage Park Blvd" from the signs* be removed for discussion.

**CHANGES TO MEETING AGENDA:** President Gomez added items d) and h) from the consent agenda to Old Business. A homeowner also requested an update on the planned new subdivision south of Piney Z so President Gomez added that item to Old Business as well. The amended meeting agenda was then adopted by acclamation.

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

**FINANCES:** Saginario stated that there were no unexpected expenses in the May 2022 financial reports, everything was as normal or as voted upon in previous meetings. President Gomez commented that the profit and loss budget versus actual expenses is incomplete – he is working with Lewis Management Company to create more complete and accurate reports for our budget. Saginario moved to accept the May financial reports, seconded by Guyas, passed unanimously.

The revised Cash Receipts and Expenditures Report (CRER) for October 2021 through May 2022 was then considered; President Gomez stated everything was pretty much within budget. Pratt moved to accept, seconded by Guyas, passed unanimously.

President Gomez then explained how for next fiscal year our chart of accounts will be using a **cash basis** rather than an accrual basis – the reason for this is that our budget is on a cash basis

so making this change will make monitoring our budget easier. The following is from Investopedia...

The main difference between accrual and cash basis accounting lies in the timing of when revenue and expenses are recognized. The cash method provides an immediate recognition of revenue and expenses, while the accrual method focuses on anticipated revenue and expenses.

President Gomez stated he wants to change in August if possible so everything will be ready for the new fiscal year beginning October 1. Lewis Management Company will work with President Gomez to make this happen.

### **NEW BUSINESS:**

**SOCIAL COMMITTEE:** Resolution 2022-07 included on the Consent Agenda establishes the Piney-Z Social Committee chaired by homeowner McInnis along with five volunteers. She provided an oral report concerning their first meeting on June 20, 2022. She stated the committee would like to conduct one event each month, four events would be seasonal. One idea they are pursuing is a drive for school supplies for needy students, which would ideally be done before the start of the upcoming school year in August. While the event would held at the lodge, food trucks could be parked at the Lafayette Trail Park at the same time. This way, school supplies could be dropped off at the lodge and then donors could go to the park for refreshments. The event would of course need to be coordinated with the Piney-Z CDD and the city. Other ideas included a Fall Festival with a haunted house and trick or treat for kids, an “every other month” practice where one month the event for is for adults, followed by an event for kids, etc., family bingo and trivia game nights, cash barbecue events. President Gomez suggested formalizing a proposal and sending it to board member Pratt, who is our committee liaison.

**STANDARDS COMMITTEE:** With the resignation of chairperson Orgaz, Resolution 2022-09 recognizing and thanking her for her years of service was included in the Consent Agenda. The Board members will conduct their second drive-by in the next couple of weeks and issues noted will result in the “friendly reminder postcard” to homeowners, followed by the normal sequence of first and second notices of violations and ultimately a possible fine, time interval 15 days. President Gomez suggested that in the near future Lewis Management will take over the drive-by inspections on a routine basis, which is commonly done in other neighborhoods.

**ACC QUICK REFERENCE SHEET:** Guyas stated there are two situations in Fieldcrest where the paired homes don’t have matching or complementary color schemes; indeed, there is no absolute requirement for a matching color scheme. She said many of the color schemes look old, out of date and that our ACC should allow some changes for a fresh look – primarily that color schemes between paired homes should be complementary but not necessarily the same.

Ultimately the decision to allow or deny color schemes is up to the ACC. Guyas will work on an addition to the ACC Quick Reference Sheet for Fieldcrest paired homes.

**NO PARKING SIGNS ALONG HERITAGE PARK BOULEVARD:** Guyas noted that the current signs in the small parking areas off Heritage Park Boulevard are badly faded. She got an estimate to replace the signs as follows:

|                      |               |       |
|----------------------|---------------|-------|
| No Trespassing signs | 2 @ \$75 each | \$150 |
| No Trucks signs      | 4 @ \$45 each | \$180 |
| Total                |               | \$330 |

A discussion ensued about better wording, which will be decided via email exchange in coming days. Pratt moved to spend up to \$500 to replace the signs, but no second was provided and no vote therefore could be taken. The issue will be further discussed.

**SPRINKLER SYSTEM LEAKS:** Pfof provided a summary of the recent irrigation system leaks at the Eagleview entrance (beginning May 31 but a continuation of a situation extended back a year or so) and the Heritage Park entrance (beginning middle of June). John Hurst suggested to Pfof that they were both the responsibility of the city, so Pfof reported them on Tuesday, June 21. The city responded quickly that the Eagleview leak is the responsibility of the HOA, being on HOA side of the water meter – however, the Heritage Park leak is responsibility of the city. As of this writing a few days after the June 21 meeting, the Heritage Park leak is fixed. The Board decided to give John Hurst a few more days to fix the Eagleview leak.

### **OLD BUSINESS:**

**NOMINATING COMMITTEE:** Guyas stated no candidates have come forward yet for the upcoming July Piney-Z Homeowners Association Annual Meeting, as three of the current board members (Saginario, Pratt and Pfof) terms will expire. Pratt and Pfof are willing to serve another term, however.

**GARDEN OAKS SUBDIVISION:** An update regarding the new Garden Oaks subdivision to be built immediately south of Piney-Z, using Planters Ridge as access, was provided. Access through Piney-Z, pedestrian safety, speed humps, sidewalks, and other possible entrances to the new subdivision remain concerns. President Gomez stated the subdivision is moving forward at a smaller size, 75 homes, a clubhouse, and a pool. Virgil Road will not be opened up, so access to the subdivision will be through Piney-Z, primarily Planters Ridge. One homeowner stated sidewalks are needed on Planters Ridge, especially with the new development, which everyone agreed. Lewis Property Management stated that Planters Ridge is on the city list for sidewalks, but down in priority.

**MISCELLANEOUS:** New homeowner Quigg expressed appreciation to ACC chair Saginario for the quick response to his requests for modifications to their new home. He also complimented the recent pressure washing of the roundabouts and curbs. Another homeowner

(name?) urged community awareness of the ongoing Covid-19 pandemic, pointing out rising positivity rates and hospital admissions in Leon County. He also mentioned ongoing climate change. He pointed out that we can't escape these challenges and we must work together to meet them effectively. President Gomez thanked him for his remarks.

**TIME AND DATE OF NEXT MEETING:** The Annual Meeting is next, to be held Tuesday, July 19, 2022, at 7:00 p.m. 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 16, 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 7:48 p.m., EDT, seconded by Gomez. Unanimous approval.

*HOA Board Meetings*

August 16, 2022

*HOA Annual Meeting*

July 19, 2022

Respectfully submitted by:

Russell Pfof, Secretary



Piney-Z Homeowners Association, Inc.  
Tallahassee, Florida

**REGULAR BOARD MEETING  
PINEY-Z LODGE – 6:30 PM  
June 21, 2022**

**MEETING AGENDA**

**1. CALL TO ORDER/WELCOME**

**2. 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?

**3. ADDITIONAL CHANGES TO THE AGENDA AND APPROVAL OF THE MEETING AGENDA**

**4. CONSENT AGENDA ITEMS**

- a) Approval of April 19, 2022, meeting minutes.
- b) Approval of the ACC report dated June 15, 2022.
- c) Approval of the Standards Committee report dated June 2022.
- d) Approval of the use of the revised ACC Form dated June 2022.
- e) Approval of the ACC Quick Reference Sheet dated February 2022.
- f) Approval of the use of the Friendly Reminder Postcard dated June 2022.
- g) Approval of Standards Committee duties and responsibilities dated June 2022.
- h) Approval of C&R Enforcement Policy dated June 2022.
- i) Approval for new “No Parking” signs in the parking lots along Heritage Park Boulevard. Remove the wording “Living on Heritage Park Blvd.” from the signs.
- j) Authorization for Anderson / Givens / Fredericks to proceed with an action for money damages or a foreclosure action on the HOA’s Claim of Lien regarding 628 Eagle View Circle.
- k) Decline homeowner’s request to waive interest / finance charges associated with its account - 4909 Lake Park Circle.
- l) Decline homeowner’s request to waive interest / finance charges associated with its account – 853 Piney Village Loop.
- m) Approval to establish an HOA Social Committee and appoint members for 2-year terms – Resolution 2022-07.
- n) Approval to write-off de minimis outstanding accounts receivable – Resolution 2022-08.

- o) Recognition of Dee Orgaz for her work and accomplishments as member and chair of the Standards Committee over the past several years – Resolution 2022-09.

**5. FINANCES**

- a) Discussion and approval of the May 2022 financial reports from Lewis PM.
- b) Discussion and approval of the Cash Receipts and Expenditures Report for October 2021 through May 2022.
- c) Information on revised chart of accounts and accounting entries for next fiscal year.

**6. NEW BUSINESS-**

- a) Social Committee.
- b) Standards Committee Going Forward.

**7. OLD BUSINESS –**

- a) Nominating Committee members for upcoming election. Linda Guyas to chair.

**8. Adjournment**

*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.*