

## **MINUTES OF THE SEPTEMBER 6, 2022 SPECIAL MEETING**

of the

### **PINEY-Z HOMEOWNERS ASSOCIATION**

**LOCATION:** Piney-Z Lodge

**DIRECTORS PRESENT:** Gomez, Guyas, Parker, Pfof

**DIRECTORS ABSENT:** Pratt

President Gomez called the special meeting to order at 4:00 p.m. EDT and welcomed all present. He then stated agenda items 4 and 5, approval of the annual meeting and August regular meeting minutes, would be considered first, followed by agenda items 2 and 3 regarding Phase 12.

#### **APPROVAL OF ANNUAL MEETING AND AUGUST REGULAR MEETING**

**MINUTES:** Guyas moved to approve the July annual meeting minutes, seconded by Parker, passed unanimously. Parker moved to approve the August regular meeting minutes, seconded by Guyas, passed unanimously.

**PINEY-Z PHASE 12 STORMWATER MANAGEMENT FACILITY:** President Gomez presented a short history of the Piney-Z Phase 12 neighborhood and its separate but now dissolved HOA. Recently, homeowners in Phase 12 became aware of a Notice of Violation from the City of Tallahassee concerning their stormwater management facility, hereafter retention pond, which needs maintenance including removal of volunteer trees and overgrown plants. (President Gomez was invited to a meeting of the Phase 12 homeowners on September 1 to discuss the violation letter.) The Phase 12 homeowners have already contracted to start the required maintenance, which will cost approximately \$1,000 to \$3,000. The Phase 12 homeowners have a deadline of September 13 to get the work done. In spite of the fact the Phase 12 HOA was officially dissolved in 2020, Phase 12 homeowners have been paying regular dues to the Piney-Z HOA, hereafter PZHOA. The homeowners therefore believe PZHOA should pay for the required maintenance. After lengthy discussion, President Gomez stated that he will find out the legal basis for the Phase 12 residents paying dues to PZHOA. He will also find out why the City of Tallahassee will not take over the retention pond after the maintenance is done, as the City of Tallahassee maintains all other retention ponds in the area. After more discussion, all agreed that it is in the best interest of everyone if the maintenance is done and somehow the City of Tallahassee would take over. However, two questions remain:

1. If dues were required of Phase 12 homeowners wrongly, they should be due a refund from which they can pay for the retention pond maintenance.
2. If dues were required of Phase 12 homeowners rightly, then the PZHOA has a financial responsibility to pay for the retention pond maintenance and to establish ongoing maintenance, whether City of Tallahassee or PZHOA, to ensure proper function.

Parker and Pfof stated any good decision on this matter requires more information from our attorney and the City of Tallahassee. Pfof moved to table agenda item 2, seconded by Guyas, passed unanimously.

**ADOPTION OF DEFUNCT PINEY-Z PHASE 12 HOA:** A discussion ensued on the viability of adopting the dissolved Phase 12 HOA into PZHOA since the residents are already paying dues. Once again, consensus was that more information is required to make a good decision on this matter. After more discussion, Guyas moved that “PZHOA enter into discussions regarding the adoption of the defunct Piney-Z Phase 12 HOA, including known and anticipated liabilities associated with the Phase 12 property, including the stormwater management facility and interior roads, and the resolution thereof. Further action of this board will be needed to finalize an adoption,” seconded by Parker, 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, October 18, 2022, in person at the Piney-Z Lodge.

There being no more items on the agenda, Parker moved to adjourn the meeting at 5:11 p.m., EDT, seconded by Guyas. Unanimous approval.

*HOA Board Meetings*

October 18, 2022; December 13, 2022, February 21, 2023, April 18, 2023, June 20, 2023; August 15, 2023;

*HOA Annual Meeting*

July 18, 2023

Respectfully submitted by:

Russell Pfof, Secretary