



Piney-Z Homeowners Association, Inc.  
Tallahassee, Florida

**SCHEDULED MEETING OF THE HOA BOARD OF DIRECTORS  
PINEY-Z LODGE – 6:30 PM  
December 13, 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 the October 18, 2022, meeting minutes.
- b) Approval of the ACC report through 10/12/22.

**5. FINANCES**

- a) Consideration and approval of the September 2022 financial packet from Lewis PM.
- b) Consideration and approval of the 2021-22 Report of Cash Receipts and Expenditures prepared by the Board.

**6. ESTPPPEL FEE INCREASE**

- a) Consideration and approval of Resolution No. 2023-1 increasing the estoppel fee rate from \$250 to \$299.

**7. STANDARDS COMMITTEE**

- a) Update from Lewis PM on Standards Committee activity the past couple of months.

**8. PHASE 12**

- a) Update on status of adopting Phase 12.

**9. 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.*