**MINUTES OF THE OCTOBER 15, 2019 REGULAR MEETING OF THE PINEY-Z HOMEOWNERS ASSOCIATION**

**LOCATION OF MEETING:** 950 Piney-Z Plantation Road, Tallahassee, Florida

**DIRECTORS PRESENT AT MEETING**:

President: Cindy Saginario

Vice President: Sam DiConcilio

Treasurer: Kyle Kilga

Secretary: Diana Swegman

Committee Liaison: Chris Shoemaker

**CALL TO ORDER:**

The Regular Meeting of the Piney-Z Homeowners Association was called to order, October 15, 2019, at 6:30 P.M., by President Cindy Saginario.

**MINUTES:**

The Minutes of the previous meeting were reviewed.

A Motion with made by Sam DiConcilio to approve the minutes, as presented. Seconded by Chris Shoemaker and passed unanimously.

**FINANCIALS:**

Cindy Saginario said the Piney Z Homeowners Association is planning to return $7,000.00 to the Money Market Account. The Board will review the plan, again, in December.

The financial report is still not showing a breakdown of split expenditures.

A Motion was made by Kyle Kilga to accept the financials, as presented. Seconded by Sam DiConcilio and passed unanimously.

**COMMITTEE REPORTS:**

**ARCHITECTUAL CONTROL COMMITTEE**:

Three requests have been approved. None disapproved. No pending.

**STANDARDS COMMITTEE**:

Jack Glunt has resigned due to health issues. Chris Duffee has also resigned. Tricia Yates is handling the paperwork, at this time. Diana “Dee” Orgaz has agreed to serve on the Standards Committee.

A Motion was made by Diana Swegman to approved Dee Orgaz’s appointment to the Standards Committee. Seconded by Chris Shoemaker and passed unanimously.

The Board, Standards Committee, and Hearing Committee will be meeting with Piney Z Homeowners Association attorney, Jeremy Anderson, to go over the violations, fines and procedures. The Standards Committee questions regarding the handling of the fines and violations are tabled until The Board and Committees have met with the attorney.

**OLD BUSINESS:**

A Family Movie Night has been scheduled for Friday, November 8, 2019, at 6:30 P.M., at the Pavilion.

Frank Cicione will provide the movie and movie equipment.

Cindy Saginario will order the popcorn. Probably from Amazon.

Diana Swegman will be in charge of making the popcorn.

Chris Shoemaker will be in charge of cleaning the popcorn maker.

Cindy Saginario suggested the Board and Standard Committee might take another look at the issue of signs in the front yard. She suggested the Standard Committee allow signs that include baby announcements, and those showing pride in an honor student, athlete, sportsmanship, etc.

Cindy Saginario and Diana Swegman met with Jeremi Snook and Phil Hoffman of the Phase 12 Homeowner Association. Members of their association would like to merge into the Piney Z Homeowner Association, but there are issues that have to be worked out. There are several violations to the Piney Z Homeowners Association Phase 12 Covenants and Regulations, i.e no irrigation systems were installed on only 8 of the 12 properties, an apartment, over the garage, was allowed on one property, fences have been installed that are violations to the Piney Z Homeowners Phase 12 Covenants and Regulations, and the alleyway will need to be resurfaced and maintained. Residents of Phase 12 are open to a special assessment for resurfacing and ongoing maintenance of the alley. They would be open to a “drop dead” installation date, for the irrigation systems, to be “Grandfathered” into the Piney Z Homeowners Association. Cindy Saginario will contact the Homeowners Association attorney, Jeremy Anderson, on this issue.

The Piney Z website is up and running. Kyle Kilga and Cindy Saginario have taken website maintenance training. Claudia Vaccaro has agreed to be the website administrator. Kyle Kilga will be the backup administrator.

Some five or six trees, in Common Areas, need to be removed.

John Hurst Outdoor Services is adding new plants to the entrances.

Extreme Carpet Care and Restoration has submitted a bid of $500.00 to clean the walls and fences at the three entrances.

A Motion was made by Chris Shoemaker to accept Extreme Carpet Care and Restoration’s bid of $500.00 to clean, both front and back, of the walls and fences at the three entrances. Seconded by Kyle Kilga and passed unanimously.

Extreme Carpet Care and Restoration is offering residents house and sidewalk pressure washing for $225.00.

Frank Cicione is in the process of building a newsletter box.

The Board reviewed the revised Standard Committee guidelines. The Board questioned whether the Homeowners Association can enforce no parking on the street. The streets, in Piney Z, are public thoroughfares. This will be discussed at the meeting with the attorney.

The issue with Andrew Elekes and Total Professional Association Management is still unresolved. The Board decided against pursuing a lawsuit because of potential financial risk. Rather, the Board decided to pursue other avenues to ensure other Homeowners Associations are not subject to the business operations of Andrew Elekes.

**NEW BUSINESS:**

The August 18, 2020 meeting date will have to be changed. That is an election day and the Lodge will not be available. Cindy Saginario will contract the Community Development District office to request Tuesday, August 25, 2020.

The Board reviewed a protocol for handling irate residents appearing at the Board Meetings, Committee Meetings or confronting a Board or Committee member at their home.

**TIME AND DATE OF NEXT MEETING:**

The next Meeting of the Piney Z Homeowners Association be held at 6:30 P.M., on December 10, 2019 at 950 Piney Z Plantation Road, Tallahassee, Florida.

Future Meetings will be every other month (even months) at 6:30 P.M.

**ADJOURNMENT:**

A motion was made by Chris Shoemaker to adjourn the Meeting. Seconded by Kyle Kilga and passed unanimously. The Meeting was adjourned at 8:13 P.M.

**MINUTES SUBMITTED BY:**

Diana E. Swegman, Secretary