

**MINUTES OF THE FEBRUARY 18, 2020 REGULAR BI-MONTHLY 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 bi-monthly Meeting of the Piney-Z Homeowners Association was called to order, February 18, 2020, at 6:31 P.M., by President Cindy Saginario.

President City Saginario thanked Dee Orgaz for setting up the meeting room. She also thanked Frank Cicione for making the newsletter box and Linda Guyas for stenciling a design on it.

MINUTES:

The Minutes of the December 10, 2019 Regular Board Meeting were reviewed.

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

FINANCIALS:

The December, 2019 Financial Report was reviewed. Board members questioned ‘Holding Account’ in Accounts Receivable. The Board would also like to see more detail of the “splits and “line items”

A Motion was made by Chris Shoemaker to accept the December, 2019 financial report. Seconded by Kyle Kilga, and passed unanimously.

The January, 2020 Financial Report was reviewed.

A Motion was made by Sam DiConcilio to accept the January, 2020 financial report. Seconded by Chris Shoemaker, and passed unanimously.

Moving the Piney-Z Homeowners bank accounts from Capital City Bank to Cadence Bank was discussed. Cadence Bank could send out, and collect, the assessments, at a cost of \$2.00 each.

A Motion was made by Diana Swegman, to not make the move to Cadence Bank, at this time. Seconded by Sam DiConcilio, and passed unanimously.

Capital City Bank has a \$15.00, per month, service charge, if we want the authorized signatures the option of viewing the accounts online. Kyle Kilga is going contact the bank to see if this could be changed.

COMMITTEE REPORTS:

ARCHITECTURAL CONTROL COMMITTEE:

Architectural Control Committee Chair, Chris Shoemaker reported six requests were approved. Three of these requests were for new roofs.

STANDARDS COMMITTEE:

Standards Committee Chair Dee Orgaz reported 22 postcards, and two 1st violation letters have been mailed.

HEARING COMMITTEE:

No report.

GROUND MAINTENANCE CONTROL BID COMMITTEE:

The proposed Piney-Z Landscape Scope of Work was reviewed and discussed. Chair Chris Shoemaker will make the minor changes suggested and bring it back to the Board. When approved, bids will be requested.

OLD BUSINESS:

President Cindy Saginario contacted the City of Tallahassee pertaining to the on street parking issue in Piney-Z. Can the Homeowners Association enforce the Covenants and Restrictions’s street parking ban? The City indicated the Piney-Z Homeowners Association’s restrictions do not apply to public roadways.

A Motion was made by Diana Swegman to instruct the Standards Committee to no longer issue violations for street parking. Seconded by Sam DiConcilio, and passed unanimously.

The changes to the Bylaws, presented at the December 2019 Meeting, were reviewed.

A Motion was made by Sam DiConcilio to make the changes to the Bylaws. Seconded by Kyle Kilga, and passed unanimously.

The Piney-Z Homeowners Association has filed a Complaint, with the Florida Department of Business and Professional Regulations and the Florida Board of Accountancy, against Andrew Elekes, doing business as Total Professional Association Management, for unauthorized money removed, and expenditures not authorized from the Piney Z Homeowners Association bank accounts,

- a. \$5,625.00 to cover cost of \$45.00 late fee and certified mail charge for each of 125 late assessments (contract stated Total Professional Association Management was to collect money from individual homeowners when they paid the assessment)
- b. \$728.00 as charges for 364 violation letters at \$2.00 each. This was presented to the Board as an addendum to the contract at the September, 2019 meeting. The Board tabled it rather than approving it. Mr. Elekes took the money anyway.
- c. Lesser sums of what the Board believes as double billing for website, printing costs and SunBiz, which Mr. Elekes has refuted.
- d. Additional CPA costs of \$3,200.00, on the two-year compilation, done by Moore, Ellison & McDuffie CPAs, PA, due to difficulty getting, processing and correcting financial records from Total Professional Association Management.

NEW BUSINESS:

A Motion was made by Kyle Kilga to approve the appointment of Chris Duffee to the Standards Committee. Seconded by Diana Swegman, and passed unanimously.

President Cindy Saginario gave the Board of Directors information on Vote HOA Now to look over. Vote HOA Now is an online voting system. It could be an opportunity for assessment increase and Covenants and Restrictions revision.

TIME AND DATE OF NEXT MEETING:

The next Regular bi-monthly Meeting of the Piney-Z Homeowners Association be held at 6:30 P.M., on April 21, 2020, at 950 Piney-Z Plantation Road, Tallahassee, Florida.

ADJOURNMENT:

A motion was made by Sam DiConcilio to adjourn the Meeting. Seconded by Kyle Kilga and passed unanimously. The Meeting was adjourned at 8:20 P.M.

MINUTES SUBMITTED BY:

Diana E. Swegman, Secretary