

MINUTES OF THE OCTOBER 20, 2020 REGULAR BI-MONTHLY MEETING

of the

PINEY-Z HOMEOWNERS ASSOCIATION

LOCATION: Due to COVID-19, the meeting was conducted via ZOOM

DIRECTORS PRESENT ONLINE: DiConcilio, Kilga, Pfof, Saginario, Smith

CALL TO ORDER: The regular bi-monthly meeting of the Piney-Z Homeowners Association was called to order by President Saginario on Zoom, Tuesday, October 20, 2020, at 6:32 P.M., once all parties were able to connect remotely.

MINUTES OF THE AUGUST MEETING: Saginario asked for any corrections or additions to the minutes of the August 25, 2020 meeting. Hearing none, DiConcilio moved to accept the minutes as submitted, seconded by Kilga, passed unanimously.

FINANCIALS: The August and September 2020 Financial Reports were reviewed. Homeowners had a question about the availability of the HOA check register. Saginario stated she would investigate making the check register available to all homeowners through Lewis Association Management Company (hereafter Lewis). Motion by Kilga to accept the August financial report, second by DiConcilio, passed unanimously. Motion by DiConcilio to accept the September financial report, second by Kilga, passed unanimously.

Sarginario observed it has been approximately two years since the HOA financials have undergone a compilation. Pfof wanted to know what the difference was between a compilation and an audit. Saginario stated that a compilation is a cursory audit, and there are three levels of accounting. The following is produced from an accounting internet search for clarity:

Reliance on management. In all three cases, the auditor begins with the account balances provided by management, but an **audit** requires in a significant amount of corroboration of this information. A **review** requires some testing of the information, while a **compilation** almost entirely relies on the presented information.

Kilga stated we need to get an estimate for the compilation. Saginario stated that it costs about \$150 for our accountants to file our taxes (we are using the firm of Brooks, Harrison and Cayer as our accountants) and it would cost approximately \$1200 for a compilation. Kilga moved to approve up to \$1500 in funds for the accountants to file our taxes and complete a compilation, seconded by Pfof. Motion passed unanimously.

COMMITTEE REPORTS:

ARCHITECTURAL CONTROL COMMITTEE: Personnel changes included acting committee chair Hayes has resigned, committee member Golla has agreed to assume acting chair responsibilities. Seth Campbell, an architect, has volunteered to be a new member of the

committee – so along with Melanie May the committee is complete again. Written report submitted by Saginario showed 10 requests were approved, including two new roofs, five new or replaced fences, two screened back porches, and one new pool; 2 requests/ongoing work were not approved.

Homeowner asked if Fieldcrest residents can paint their front doors different colors (all Fieldcrest doors were constructed alike). After discussion, a determination was made that a different color for a front door in Fieldcrest or anywhere in Piney Z may be requested through ACC standard procedure.

STANDARDS COMMITTEE: Written report submitted by committee chair Orgaz showed 17 friendly reminder postcards and 3 first violation letters were sent, but zero second violation letters. Orgaz mentioned that signs, garage doors, parking of vehicles, debris dumping, and mailboxes will be priorities for the Standards Committee this fall and winter, as outlined in the fall newsletter. It was also mentioned that Committee Liaison Smith has agreed to be the Fieldcrest liaison with landscape maintenance contractor John Hurst.

APPEALS COMMITTEE: No activity.

OLD BUSINESS: Our attorney recommended back on June 30, 2020, that the Board of Directors proceed to collection on the lien placed against “M” for non-payment of maintenance fees. Happily, the payment has been received and the lien has been removed.

The need for a new homeowner and community survey was outlined in the August meeting and Saginario and DiConcilio volunteered to help design a survey to be accomplished through Survey Monkey. Sample questions were included with this month’s HOA meeting packet for the Board to review. Saginario asked for additional questions from all present to be emailed to her. The survey is expected to be conducted around Christmas to the first part of January, and using Survey Monkey is expected to cost around \$100.

Sarginario informed the Board that the former head of the defunct management company Total Professional Association Management (TPAM) Andrew Elekes has filed against the HOA liability insurance policy. Sarginario contacted the Board liability insurance company for an update but was told the process is ongoing and could take “months and months”.

NEW BUSINESS:

NEW COMMITTEE MEMBER: Golla was approved as acting chair and Campbell was approved as a new committee member of the ACC, by acclamation, no vote.

UNAUTHORIZED REMOVAL OF TREES IN FIELDCREST: A discussion ensued about unauthorized removal of dead trees by homeowner Pratt at 1040 Kingdom Drive. Pratt and homeowner Goodwin were present to explain their side of the incident, and Saginario explained how what happened violated the Covenants and Restrictions of the HOA. Ultimately a motion was made by Kilga as follows: Pratt will reimburse the HOA \$200 in legal fees already spent through Lewis Management Company. Pratt will work with landscape maintenance supervisor Hurst to develop a tree replacement plan in Fieldcrest and Pratt will fund such a plan up to \$550

through Lewis as well. The completed plan is to be submitted directly to the Board at the earliest convenience (not through the ACC). The motion was seconded by Smith. The motion passed unanimously.

PLANTERS RIDGE VINYL FENCE ISSUE – A vinyl fence was erroneously approved by the ACC without the Board’s knowledge some months ago and the fence was ordered, and the order cannot be canceled without loss of a large sum of money. Therefore the Board must accept the vinyl fence. Residents of that subdivision will receive a “Clean Slate Letter” stating that all fences going forward including existing vinyl fences, must be wood as outlined in the Covenants and Restrictions of the subdivision.

TREE WORK ON EAGLE VIEW DRIVE - Active cutting down of two pine trees was in progress at 887 Eagle View Drive, but was stopped by Saginario as the work was in violation of the Eagle Preserve no-work dates from October 1 to May 15 of each year (eagle nesting season). The homeowners just purchased the home in July and did not know. They agreed to postpone the tree removal until after May 15, 2021. The Board agreed that an email blast and regular reminders in the newsletter of the no-work time period for eagle nesting around October 1 of each year should be accomplished.

HURST REMOVAL OF DEAD TREES – A motion was made by Kilga to approve up to \$500 for landscape maintenance supervisor Hurst to remove 4 dead trees in Fieldcrest, not including stump grinding, seconded by DiConcilio. Pfof pointed out that Hurst is not a registered arborist. Motion passed 4-1.

ENTRANCES ELECTRICAL AND SPRINKLER REPAIR – Saginario stated that there appears to be enough money in the remaining budget for this year to get bids on repairing the electrical and sprinkler systems at each of the three Piney Z entrances. Pfof agreed to be the contact and will work to obtain three bids from responsible companies.

REMOVAL OF THE WORD ‘PLANTATION’ FROM PINEY Z SIGNS AND STREETS – A discussion ensued about the removal of the word “plantation” from all signs and streets in Piney Z because it is hurtful to a percentage of our homeowners. Pfof pointed out that Piney Z Plantation was a 20th century plantation and not antebellum and was not operated through the use of enslaved persons. Pfof agreed to write a short history of Piney Z for our homeowners to be distributed in the next newsletter. However, all agreed that the word “plantation” is not desirable for an inclusive community like Piney Z, and all agreed that wherever it was easy to remove or delete the word from signage in the community, it should be done as quickly as possible. Renaming of streets, however, involves the City of Tallahassee and the U.S. Post Office, and should also involve a vote of all homeowners. Saginario stated she would see how a vote of the homeowners might be accomplished on the issue.

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, December 15, 2020, on Zoom due to the ongoing Covid-19 pandemic.

There being no more items on the agenda, DiConcilio made a motion to adjourn the meeting at 8:50 PM EDT, seconded by Kilga. Unanimous approval.

HOA Board Meetings

December 15, 2020, February 16, 2021, April 20, 2021, June 15, 2021, August 17, 2021

HOA Annual Meeting

July 20, 2021

Respectfully submitted by:

Russell Pfof, Secretary