

MINUTES OF THE AUGUST 17, 2021, REGULAR BI-MONTHLY MEETING
of the
PINEY-Z HOMEOWNERS ASSOCIATION

LOCATION: Piney Z Lodge

DIRECTORS PRESENT: Gomez, Guyas, Pfof (online due to quarantine), Saginario, Smith

DIRECTORS ABSENT: None

CALL TO ORDER: The regular bi-monthly meeting of the Piney-Z Homeowners Association was called to order by President Saginario Tuesday, August 17, 2021, at 6:30 P.M.. She welcomed all present.

NEIGHBORHOOD PREP PROGRAM: Jillian Driscoll, Neighborhood Services Coordinator for the City of Tallahassee, gave a presentation on the Neighborhood Preparedness Program for tropical cyclones.

INSTALLATION OF NEW OFFICERS: After discussion and agreement among the five board members, the new officers for 2021-22 are as follows: President – Michael Gomez, Vice President – Linda Guyas, Secretary – Russell Pfof, Treasurer – Cynthia Saginario, Committee Liaison – Burenette Smith. Smith moved to accept the new officers as listed, seconded by Gomez, passed unanimously.

MINUTES OF THE JULY ANNUAL MEETING: President Gomez asked for any corrections or additions to the minutes of the July 20, 2021, annual meeting. Guyas moved to accept the minutes, seconded by Smith, passed unanimously.

FINANCIALS: The July 2021 Financial Reports were reviewed. Pfof pointed out that the utility bill was 8 times more than the previous month due to large leaks discovered in the sprinkler systems at Lone Feather Drive and the roundabout on Planters Ridge. Motion by Saginario to accept the July financial reports, seconded by Smith, passed unanimously.

COMMITTEE REPORTS:

ARCHITECTURAL CONTROL COMMITTEE: The committee has been doing its work with only one person, Chairperson Golla. Saginario moved to accept the report, seconded by Guyas, passed unanimously.

STANDARDS COMMITTEE: Chairperson Orgaz presented a two month report, mentioning that homeowners were reminded not to place garbage on HOA common areas, and not to put bulk pickup items out more than 8 days early (bi-weekly pickup). Guyas moved to accept the report, seconded by Smith, passed unanimously.

APPEALS COMMITTEE: No report.

LAWN MAINTENANCE COMMITTEE: On hold.

OLD BUSINESS:

AMENDED BUDGET: Gomez pointed out some accounting inconsistencies in our proposed budget that was approved at the July annual meeting and requested the Board amend the budget to correct those inconsistencies. Saginario stated that the HOA has no reserve account but does have money saved in case of tropical cyclone. Because the HOA has no reserve account *per se*, an appropriate statement (found in law) should be included on each financial report for the fiscal year. Smith moved to accept the budget as amended, seconded by Guyas, passed unanimously.

PINEY Z PLANTATION ROAD EROSION: Hurst has suggested 500 asiatic jasmine plants installed under the live oak as a solution for the erosion onto the sidewalk on Piney Z Plantation Road just north of the southernmost roundabout, at a cost of \$750. Pfof believes jasmine is the wrong plant and 500 is too many plants. He consulted Native Nurseries and local master gardeners Nancy and Bill Groover, who suggested alternatives to the jasmine at lower cost. Pfof will report by the next regular meeting.

IRRIGATION REPAIRS: A discussion was held on the aging sprinkler systems and the numerous leaks in the past two months. Fortunately, it has been raining almost daily, so no immediate repairs are necessary, and it may be that the entire original sprinkler system needs to be junked and reinstalled. No decision.

FRINGE TREES: Saginario suggested our native white fringe tree (*chionanthus virginicus*) as a beautiful street tree along Heritage Park Boulevard. Pfof suggested adding redbud (early spring bloomer) and chalk maple (vivid fall color) as complementary trees for even more variety. Tentative tree planting will likely be January 2022. In the discussion, another suggestion for a complete redesign of the south side of Heritage Park Blvd was made. Pfof agreed to investigate the feasibility of such a project.

PLAYGROUND OLYMPICS AND NEIGHBORHOOD YARD SALE DATES: The Piney Z Playground Olympics are scheduled for November 20, but Saginario moved to postpone the event due to Covid-19 indefinitely and discuss again at the February Board meeting, seconded by Guyas, passed unanimously. The Fall Neighborhood Yard Sale is still on schedule for October 16. Advertising will be through the newsletter and social media.

NEW BUSINESS:

APPROVAL OF UPCOMING REGULAR MEETINGS OF THE HOA BOARD: Saginario listed the dates for the upcoming regular meetings of the HOA board in 2021-22 as October 19, 2021; December 14, 2021; February 15, 2022; April 19, 2022; June 21, 2022; and August 16, 2022 with the Annual Meeting on July 19 2022. Saginario moved to accept these dates, seconded by Smith, passed unanimously.

ARCHITECTURAL CONTROL COMMITTEE: Golla has resigned as chair of the ACC, but Saginario and homeowner (former Vice President) DiConcilio have volunteered as new members of the ACC. Saginario also volunteered to be the new chair of the committee.

NEIGHBORHOOD SAFETY STUDY: Homeowner Kirby suggested the HOA fund a “safety study” for the neighborhood after a recent rash of vehicle burglaries. After discussion, the Board suggested that always locking vehicles, leaving outside lights on, installing camera systems which are more affordable now than ever, and asking the police to drive through more regularly will be the most effective measures.

\$500 FOR PUBLIC ART: The City of Tallahassee has requested \$500 from the HOA to fund public art on utility boxes. Gomez suggested the HOA form a policy first before responding to such requests. The matter was tabled for further discussion.

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 19, 2021, in person at the Piney-Z Lodge.

There being no more items on the agenda, Smith made a motion to adjourn the meeting at 8:20 PM EDT, seconded by Saginario. Unanimous approval.

HOA Board Meetings

October 19, 2021, December 14, 2021, February 15, 2022, April 19, 2022,
June 21, 2022, August 16, 2022

HOA Annual Meeting

July 19, 2022

Respectfully submitted by:

Russell Pfost, Secretary