

MINUTES OF THE OCTOBER 19, 2021, REGULAR BI-MONTHLY MEETING
of the
PINEY-Z HOMEOWNERS ASSOCIATION

LOCATION: Piney-Z Lodge

DIRECTORS PRESENT: Gomez, Guyas, Pfof, Saginario, and Pratt

DIRECTORS ABSENT: None

CALL TO ORDER: The regular bi-monthly meeting of the Piney-Z Homeowners Association was called to order by President Gomez on Tuesday, October 19, 2021, at 6:30 P.M. Gomez welcomed all present.

INSTALLATION OF NEW BOARD MEMBER: The Board was saddened to receive the resignation due to illness of Burenette Smith, Director and Committee Liaison. We all wish her recovery back to full health as fast as possible. Homeowner Eric Pratt, who has worked with the Board several times in recent years, volunteered to serve the remainder of her term. Saginario moved to accept his offer and install him as a full Board member and Committee Liaison, seconded by Guyas, passed unanimously.

MINUTES OF THE AUGUST MEETING: President Gomez asked for any corrections or additions to the minutes of the August 17, 2021, regular meeting. Guyas moved to accept the minutes, seconded by Saginario, passed unanimously.

FINANCIALS: The August and September 2021 Financial Reports were reviewed. Pfof remarked that the white vinyl fence along the front of the subdivision along Connor Boulevard was pressured washed at a cost of \$1,800. Gomez pointed out that accounts receivable remains very high, and he stated that the Board and management company must ensure we are following our bylaws and state law regarding delinquent dues payments. Pratt mentioned that we must file a notice to owner within a specified time period in order to collect. A discussion about liens against properties ensued, and Gomez stated that the Board would coordinate with the HOA legal counsel. Motion by Saginario to accept the August financial report, seconded by Guyas, passed unanimously. Motion by Saginario to accept the September financial report, seconded by Pratt, passed unanimously.

COMMITTEE REPORTS:

ARCHITECTURAL CONTROL COMMITTEE: New ACC chairperson Saginario briefly discussed the ACC report of activity for August and September – only three requests were denied, mainly because of insufficient paint color samples. She mentioned a request for a home addition and remodel with a new deck at 1013 Park View Drive which will require a more knowledgeable person to review before approval.

STANDARDS COMMITTEE: Chairperson Orgaz presented a two-month report, mentioning a continued practice of homeowners depositing garbage on HOA common areas, even with signs in place. Homeowners pointed out a dilapidated crumbling fence behind a home on Winter Lane that backs up to homes on High Meadow that has been a problem for several months. Orgaz will work with Lewis Property Management to draft and send a letter about the fence.

APPEALS COMMITTEE: No report.

LAWN MAINTENANCE COMMITTEE: On hold.

OLD BUSINESS:

PINEY Z PLANTATION ROAD EROSION: Pfof listed the alternatives available to the Board to solve the problem of erosion under a live oak tree just north of the roundabout at Planters Ridge and Piney-Z Plantation Road – (1) asiatic jasmine, (2) lirioppe, (3) rocks, (4) terraced combination of plants or rocks with landscape timbers to created beds. Each option has pros of controlling the erosion but also cons of higher maintenance and/or trip hazards. A complicating factor is that whatever solution is chosen, at times trucks will be driving over the site. After discussion, the final solution chosen was rocks with limited landscape timbers. Pratt moved to accomplish the repairs at a cost not to exceed \$3,000, seconded by Saginario, passed unanimously. Saginario and Pfof will obtain estimates.

INSTALLATION OF FRINGE TREES UPDATE: Gomez, Pfof and Saginario met with Steve Bos, landscape design specialist from Tallahassee Nurseries about a refresh of the landscaping on the south side of Heritage Park Boulevard. He frankly stated that before any refresh can be done, first the dead trees and vines must be removed, roots and all, second a functioning sprinkler system with specific heads designed for trees must be installed, and third it will likely need to be accomplished in sections due to the scope and expense of the project. Collectively the group decided to focus on the section from the roundabout at Piney-Z Plantation Road and Heritage Park west to Landings Loop which seems to be in the worst shape. After discussion, Saginario already has an estimate for the removal of the dead trees and vines for this section, and Pfof will obtain estimates for a new sprinkler system for the entire south side of Heritage Park Boulevard between the roundabout and Connor Boulevard. Bos will develop a plan for the new landscaping that should maintain a screening capability for homes in Fieldcrest yet add beauty to the entire subdivision.

PLAYGROUND OLYMPICS: The Piney Z Playground Olympics are tabled until the February 2022 Board meeting

REQUEST FROM THE CITY OF TALLAHASSEE FOR \$500 FOR PUBLIC ART: This request was received some months ago, but the HOA has never had such a request nor is there anything about such a request in HOA documents. Gomez has proposed Decision Memos for such situations, which outline research and response and provide guidance for the future. See attached Decision Memo 2022-1. Saginario moved to adopt DM 2022-1, which turned down the City's request, seconded by Pratt, passed unanimously.

NEW BUSINESS:

SCREEN FRONTS ON FIELDCREST PAIRED HOMES: This request from a homeowner also had no precedent. See attached Decision Memo 2022-2, which turned down the homeowner's request. Guyas moved to adopt DM 2022-2, seconded by Pfof, passed unanimously.

WOOD-LOOK VINYL FENCING: New materials have been developed that are vinyl (a previously restricted substance for fencing in most of Piney-Z) but have the look of real wood. This request from a homeowner also had no precedent. See attached Decision Memo 2022-3. Saginario moved to adopt DM 2022-3 except for Phase 6 which has a requirement for white vinyl fences only, seconded by Pratt, passed 4-1 with Pfof voting no.

ARBORPRO TREE CUTTING PROPOSAL: Saginario led a discussion of five bids by Arbor Pros arborists to cut down or raise canopies of problem trees in the subdivision. The locations are 4701 Planters Ridge Dr (remove magnolia, prune 3 live oaks \$850), 4702 Planters Ridge Dr (remove live oak \$950 and prune 2 live oaks \$550), landscape bed between roundabout on Piney- Z Plantation Rd and Upper Landings Loop (remove and grind stumps, remove old vines and roots \$650 – this is part of the Heritage Park refresh project), 1163 Landings Loop (remove dead cypress tree and prune another cypress tree \$450) for a total cost of \$3,450. Pfof moved to approve all five bids not to exceed \$3,450, seconded by Guyas, passed unanimously.

UPDATE ON ENHANCEMENTS TO HOA WEBSITE: Guyas discussed the ongoing project to update and enhance the HOA website. All agreed that she is doing a great job and the enhancements are much needed. She explained that the minutes and newsletters are now included, all the links now work, pictures are updated, and the site is easier to navigate. She will continue the project and report again at the next meeting.

REZONING OF POTENTIAL SUBDIVISION OFF ROUNDABOUT AT PLANTERS RIDGE AND PINEY-Z PLANTATION ROAD – Gomez and Pfof and our legal counsel along with several Piney-Z residents and representatives from Chase's Ridge subdivision and residents along Virgil Road attended a zoning planning commission meeting on October 5. A new developer (TR1 Virgil Road LLC) requested rezoning of the property immediately south of Planters Ridge from Urban Residential 2 (necessary for the assisted living facility previously proposed) back to R-3 which is necessary for attached and detached single family and dual family dwelling, to a maximum of 8 dwellings per acre. The HOA wrote a letter opposing this change because of the potential impact on traffic in our subdivision (the only way out of the new subdivision will be through Piney-Z) and potential impact to residents along Planters Ridge. Gomez, Pfof, and our attorney along with several Piney-Z residents spoke in person opposing the change. However, the zoning planning commission voted unanimously to rezone the property back to R-3 since that is what it was zoned before, and it is compatible with land use plans. The next step is the full city commission meeting on November 10, but Gomez stated it is likely that the developer will prevail and be able to build. Gomez said we need to see full plans and elevations for the new subdivision before contacting our Board attorney about our next step. Negotiating with the developer for a second access to the subdivision to the south may be the best option to pursue.

UPDATE ON EXOTIC PLANT CONTROL IN CONSERVATION AREAS: Pfof received the following bids for exotic plant control in three conservation areas in Piney-Z where exotic plants are a problem: A1 Environmental \$31,696.50 total or \$2881.50 per acre, Kestrel \$13,750 or \$1,250 per acre. Kestrel obviously is much more affordable, Pfof will check with Kestrel to see if it includes just coral ardisia (the biggest problem) or also includes Japanese climbing fern and other exotics.

IDENTIFYING LAWN CONTRACTOR EMPLOYEES: Homeowner Yates complained that employees of our lawn maintenance contractor John Hurst are no longer wearing shirts identifying them as such, and it is disconcerting that unknown persons are moving about through the yards of Fieldcrest residents. Lewis Property Management will check with John Hurst about this matter.

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 14, 2021, in person at the Piney-Z Lodge.

There being no more items on the agenda, Saginario made a motion to adjourn the meeting at 8:25 PM EDT, seconded by Pratt. Unanimous approval.

Future HOA Board Meetings

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 Pfof, Secretary