

MINUTES OF THE APRIL 19, 2022 REGULAR BI-MONTHLY MEETING
of the
PINEY-Z HOMEOWNERS ASSOCIATION

LOCATION: Piney-Z Lodge

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

DIRECTORS ABSENT: none

CALL TO ORDER: The regular bi-monthly meeting of the Piney-Z Homeowners Association was called to order by President Gomez Tuesday, April 19, 2022, at 6:30 p.m., he welcomed all present.

CONSENT AGENDA: President Gomez read an announcement defining a consent agenda for all present, since the consent agenda has only been in use for the Piney-Z HOA for two meetings.

REMOVAL OF A CONSENT AGENDA ITEM: President Gomez asked if there were any consent agenda items that should be removed for discussion, none heard.

CHANGES TO MEETING AGENDA: President Gomez suggested that a Standards Committee item should be added to the meeting agenda. The amended meeting agenda was then adopted by acclamation.

APPROVAL OF THE CONSENT AGENDA ITEMS: Saginario moved to approve the Consent Agenda (attached), seconded by Guyas, passed unanimously.

FINANCES: Guyas moved to accept the March financial reports, seconded by Pratt, passed unanimously. The Cash Receipts and Expenditures Report (CRER) for October 2021 through March 2022 was then considered; Saginario moved to accept, seconded by Guyas, passed unanimously. The CRER for October 2020 through September 2021, not previously available, was then considered; Pratt moved to accept, seconded by Saginario, passed unanimously. Both reports show the HOA is in good shape financially. Saginario commented that delinquent resident accounts are in much better condition now due to the diligence and persistence of President Gomez through our legal counsel to send these accounts to collection procedures. A round of applause followed.

STANDARDS COMMITTEE REPORT: Chairperson Orgaz summarized the recent combined Board and Standards Committee effort in March to survey the subdivision, note areas of needed improvement (vast majority mildew on homes and driveways (268 cases), trash cans visible from the street (49 cases), and mailboxes (183 cases)), and send out friendly reminder postcards. There were also 21 cases of bulk pickup items out in yards too soon, 2 basketball goals left up for many days, 3 cars parked on grass/yards, and 3 cases of trash left on HOA common areas. Only two cases had progressed to a first violation letter. President Gomez remarked that the postcard language, i.e., “violations”, is not the best, but the Board wanted to

alert homeowners that spring cleaning improvements are needed. In approximately six weeks, the Board and the Standards Committee will survey the neighborhood again. A discussion of acceptable replacement mailboxes (black with gold numbers) followed and where they can be purchased (\$22 at Lowes, \$18 at Walmart), as well as where trash cans should be stowed out of view. Homeowner Glunt, a resident of Fieldcrest, brought up concerns about the placement and visibility (especially for emergency personnel) of house numbers for Fieldcrest residents in paired homes. Pratt volunteered to visit with the Glunt family about the matter.

Chairperson Orgaz recommended a second violation letter (lack of yard care) for a home at 4703 Planters Ridge. Pratt moved to accept the recommendation, seconded by Saginario, passed unanimously.

APPEALS COMMITTEE: The Piney-Z HOA Appeals Committee met on March 28, 2022, at the Piney-Z Lodge to consider the fines levied against three homeowners for eagle protection zone violations. The homeowner at 853 Eagleview did not appear, and the fine was upheld and forwarded for collection. The homeowner at 887 Eagleview did appear and stated they were not at home when the alleged violation occurred. The HOA board could not definitively prove the noise came from the back yard at 887 Eagleview, thus the fine was not upheld. The homeowners at 849 Eagleview did appear. Two of the three fines were not upheld, but the fine for grinding the stump was upheld. The homeowners paid the fine in cash on the spot.

NEW BUSINESS:

ARBOR PRO ESTIMATE: President Gomez presented an estimate from Arbor Pro arborists (\$1500) for work to be done in the HOA common areas behind four homes on the south side of Planters Ridge Drive from the roundabout at Piney-Z Plantation Drive. This estimate arose from a separate request from the homeowner at 4845 Planters Ridge Drive to take out a large oak on private property – access to do this work would be easier if the arborists could come around through HOA common area on the south side of the homes; however, efficient access would require cleanup of small volunteer saplings, vines, and construction trash including old tires in the common area. There is also an old, stately live oak on HOA common area that would be spruced up as well. After discussion, the Board decided on one more walk through of the common area involved to make sure the screening buffer effect of the HOA common area would not be compromised since a new subdivision south of Piney-Z is all but inevitable in the coming months. Pfast moved to accept the Arbor Pros bid for this tree work in the HOA common area, seconded by Guyas, passed 4-1 with Saginario voting no.

NO SOLICITATION SIGNS: Guyas explained that the subdivision already has “No Solicitation” signs at each of the three entrances, but that they are essentially blank due to weathering and are unreadable. After discussion, consensus was that they should be replaced as a deterrent. Guyas moved to replace the signs, seconded by Saginario, passed unanimously. Saginario moved to authorize up to \$250 to replace the signs, seconded by Guyas, passed unanimously.

SHORT TERM RENTALS: There have been recent efforts to establish Airbnb type short term rentals in some of our neighborhood's homes. Consensus opinion of the Piney-Z Board is that these short term rentals negatively affect our neighborhood's property values, desirability, and reputation. As a result, Piney-Z Resolution 2022-6, *A Resolution of Piney-Z Homeowners Association, Inc. Amending Its Bylaws To Prohibit Short Term Home Rentals*, was presented at the meeting. This resolution prohibits rental agreements for a term of less than 6 months, and prohibits rental of a home more than three times in a calendar year. Saginario moved to adopt Piney-Z Resolution 2022-6, seconded by Guyas, passed unanimously. This document will be recorded with the Leon County Clerk of Court as soon as possible.

NOMINATING COMMITTEE: Guyas volunteered to chair the nominating committee for the upcoming July Piney-Z Homeowners Association Annual Meeting, as three of the current board members (Sagarino, Pratt and Pfof) terms will expire. Homeowners McInnis and Benn and volunteered to serve with Guyas on the committee.

STATUS ON REVISIONS TO ANNUAL MEETING DOCUMENTS: Revised annual meeting documents will be published in the June newsletter and on the web site.

CLEANING OF CURBS AND SIDEWALKS SURROUNDING COMMON AREAS: While surveying our neighborhood, it is obvious that the curbs and sidewalks surrounding the common areas, especially the roundabouts, need pressure cleaning. After discussion and agreement that the scope of cleaning should be limited to the three entrances, the Fieldcrest mailbox area, and the roundabouts, Saginario moved to accept a bid by B&T Pressure Washing to complete this work for \$5,420.55, seconded by Guyas, passed unanimously. This work does not include the sidewalk along Conner Boulevard. The Conner Boulevard fencing will be pressure washed separately.

DEER CROSSING AT FENCE LINE: Pfof explained that several pieces of the white plastic fence along Conner Boulevard had been knocked down and one fence post cap broken in March, presumably by an errant car. However, further information from residents in the know established that our migrant deer families have knocked down the fencing as they try to jump it after they cross Conner and disappear into the Piney-Z woods. Pfof suggested it might help the deer to permanently take down a section of fencing so they wouldn't have to jump and possibly injure themselves. Consensus of the board and all present was to do this, so Pfof will remove a section of fence at the indentation between Heritage Park Boulevard and Lone Feather Drive as soon as possible.

GARDEN OAKS SUBDIVISION: Information on ongoing hearings with the City of Tallahassee as regarding the new Garden Oaks subdivision to be built immediately south of Piney-Z, using Planters Ridge as access, was discussed. Access through Piney-Z, pedestrian safety, speed humps, sidewalks, and other possible entrances to the new subdivision were some of the concerns. President Gomez stated that there was realistically little anyone can do to block or delay the process, but if residents want to speak they may do so. The meeting for review of their development application will be on Monday, April 25 at 9:00 a.m. at City Hall. Remote access through Zoom is also available.

BUDGET AMENDMENT: Because of how our new subdivision signage was paid (in two different fiscal years), and the need for pressure washing of curbs and sidewalks, Saginario moved to amend the 2021-22 budget to add \$5,420.55 for pressure washing and \$3,741 for half the signage due to payment occurring after the new fiscal year began on October 1, 2021. The motion was seconded by Guyas, and passed unanimously.

SOCIAL GATHERINGS AND HOBBY DISPLAY: Residents asked about the possibility of the HOA sponsoring social gatherings at which residents might display the results of their hobbies and talents, e.g., paintings, art, music, etc. Since Covid came into our lives, the HOA has by necessity backed away from any social activities – but with continued improvement in the Covid situation we may be able to schedule some social activities in the future.

OLD BUSINESS:

MIMOSA TREE REMOVAL UPDATE: Pfof stated John Hurst agreed to remove two large invasive mimosa trees, one across the street from 933 Park View Drive in the common area, and the second on Lake Park Drive common area, for \$350, which is the lowest estimate by far. He successfully removed the Lake Park Drive mimosa in early March, but has not removed the Park View mimosa yet. (Update: John removed the Park View mimosa the next day, Wednesday, April 20)

HERITAGE PARK BOULEVARD LANDSCAPING UPDATE: The project is about 80% complete. John Hurst has installed a new drip irrigation system complete with three new controllers. He has also installed most of the new plants along Heritage Park Boulevard, greatly enhancing the attractiveness of our most-used subdivision entrance. He still has work to do to connect beds and improve drainage near Lower Landings Loop and mulch all the new beds.

ABANDONED CAR: Pfof knocked on nearby residents' doors and discovered that what was originally thought to be an abandoned car does indeed belong to a Piney-Z resident, although it has been essentially ignored for months. The Standards Committee will investigate and, if necessary, take action.

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, June 21, 2022, in person at the Piney-Z Lodge.

There being no more items on the agenda, Saginario made a motion to adjourn the meeting at 8:46 p.m., EDT, seconded by Pfof. Unanimous approval.

HOA Board Meetings

June 21, 2022, August 16, 2022

HOA Annual Meeting

July 19, 2022

Respectfully submitted by:

Russell Pfof, Secretary



Piney-Z Homeowners Association, Inc.
Tallahassee, Florida

**PINEY-Z HOA REGULAR BOARD MEETING
PINEY-Z LODGE – 6:30 PM
February 15, 2022**

MEETING AGENDA

1. CALL TO ORDER/WELCOME

2. DISCUSSION AND APPROVAL OF RESOLUTION 2022-04 REGARDING CONSENT AGENDAS

3. PRESIDENT'S CONSENT AGENDA ANNOUNCEMENT

A consent agenda is contained in this meeting agenda. The consent agenda is designed to assist making the meeting shorter and more efficient. Items left on the consent agenda may not be discussed when the consent agenda comes before the board. If any board member wishes to discuss a consent agenda item, please tell me now and I will remove the item from the consent agenda and place it in an appropriate place on the meeting agenda so it can be discussed when that item is taken up by the board. Does any board member request removal of a consent agenda item?

4. ADDITIONAL CHANGES TO THE AGENDA AND APPROVAL OF THE MEETING AGENDA

5. CONSENT AGENDA ITEMS

- a) Approval of December 14, 2021, meeting minutes.
- b) Ratify board's decision to change our Capital City bank accounts from a basic business account to a multi-user account to strengthen internal controls. The monthly fee will be \$30.
- c) Approval of Resolution 2022-05 amending the association's bylaws.
- d) Ratify the president's approval of Arbor Pros' estimate dated January 27, 2022, in the amount of \$3,000, for tree and shrub removal along Heritage Park Boulevard.
- e) Ratify the president's approval of John Hurst's estimate dated January 5, 2022, in the amount of \$3,770, for irrigation system work along Heritage Park Boulevard.
- f) Approval to appoint Joy Wilson to the Architectural Control Committee (ACC).
- g) Ratify the board's approval for Boy Scouts to scout for food items on February 5, 2022, and annually thereafter without board preapproval.
- h) Approval to hold our spring community-wide garage sale on April 30, 2022.
- i) Approval of the ACC report dated February 15, 2022.

6. FINANCES

- a) Status of the September 2021 through January 2022 monthly financial reports from Lewis PM and ongoing deficiencies with the accounting data.

- b) Status of fines levied at the December 14, 2021, board meeting and unresponsiveness by Lewis PM on holding hearings.
- c) Discussion on selecting a new property management company based on the above deficiencies noted.

7. STANDARDS COMMITTEE REPORT AND LEVY OF FINE FOR 853 EAGLE VIEW DRIVE.

8. DISCUSSION ON EDITS TO THE ACC QUICK REFERENCE GUIDELINES, PROCESS FOR IDENTIFYING NON-COMPLIANT HOMES, AND ACTIONS TO BE TAKEN GOING FORWARD. ITEMS TO BE DISCUSSED SHALL INCLUDE HOUSE COLORS, MAILBOXES, EXTERIOR MAINTENANCE, AND THE FRIENDLY REMINDER POSTCARD - revised January 2022.

9. OLD BUSINESS - Playground Olympics.

10. NEW BUSINESS – Removal of two mimosa trees by John Hurst.

The mission of Piney-Z HOA is to preserve and enhance property values by demonstration of resident-friendly policies, maintenance of common areas, and upholding its covenants and restrictions.