

MINUTES OF THE AUGUST 16, 2022 REGULAR BI-MONTHLY MEETING

of the

PINEY-Z HOMEOWNERS ASSOCIATION

LOCATION: Piney-Z Lodge

DIRECTORS PRESENT: Gomez, Guyas, Parker, 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, August 16, 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 four meetings. He asked if there were any consent agenda items that should be removed for discussion; none heard.

ADDITIONAL CHANGES TO THE AGENDA AND APPROVAL OF THE MEETING

AGENDA: President Gomez asked if there were any changes or additions to the meeting agenda; none heard.

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

RESOLUTION 2022-10: President Gomez read Resolution 2022-10 in honor of and with gratitude to Cynthia Saginario for her four years of service as past HOA president and treasurer. He presented her with a card and gift and all present gave her a warm ovation for all her work with the HOA board.

FINANCES: Saginario presented the 2022-23 budget for the HOA (previously unveiled at the July Annual Meeting). She explained that budgets are fluid as emergencies arise and circumstances change. Parker moved to approve the 2022-23 budget, seconded by Guyas, passed unanimously.

President Gomez explained *de minimis* accounts receivable as small left over interest accounts that the HOA has little chance of collecting. In general, a *de minimis* benefit is one for which, considering its value and the frequency with which it is provided, is so small as to make accounting for it unreasonable or impractical. There are fourteen such accounts, almost all under \$5.00, totaling \$9.80. Guyas moved to eliminate the *de minimis* accounts, seconded by Pfof, passed unanimously.

Sarginario explained the July financial statements, and stated all invoices had been received from John Hurst and paid except for the newly installed plants on Heritage Park Boulevard. She said that she projects the HOA finances in the black for the rest of the fiscal year, barring unforeseen

storms. Pratt moved to accept the July financial statements, seconded by Guyas, passed unanimously.

President Gomez stated Lewis Management is still in the process of moving to a cash basis rather than an accrual basis – the reason for this is that our budget is on a cash basis so making this change will make monitoring our budget easier.

President Gomez provided details about a large red oak tree in the HOA common area southeast from the roundabout on Planters Ridge. Recent storms caused a large rotten limb to fall on and damage a homeowner's fence. The homeowner wants the tree removed. Arbor Pros arborists state the tree is near the end of its life and gave an estimate of \$4200 for removal. Miller's Tree Service, also arborists, provided an estimate of \$5000 for removal of the tree. Pratt stated Arbor Pros estimate included grinding of the stump. Pratt moved to remove the tree using Arbor Pros, seconded by Guyas, passed unanimously. President Gomez said it could be scheduled as early as August 31.

COMMON AREA MAINTENANCE: During our recent heavy rains this summer, there has been excessive runoff ponding behind 1001 Landings Loop where a low spot has developed. Homeowners at 1001 and 1005 Landings Loop have asked the HOA to construct a berm behind their homes to divert the runoff away from the low spot. The HOA board, lacking professional expertise in this area, consulted with the City of Tallahassee engineers for an opinion. The city engineers provided an original elevation map of the swale behind the homes, as well as a recommendation to clear brush and weeds in the swale to make draining runoff easier, and suggested obtaining elevations to see if the swale has filled in over the past 20 years since its construction. A discussion ensued among the board members and the homeowners on the best course to follow, whether it be a berm, cleaning and/or dredging the swale, or possibly a French drain. The HOA board wants to help but does not want to cause flooding or increase erosion or incur liability for either flooding or erosion in other areas. Finally, President Gomez suggested a committee to speak with three companies to see if the HOA could put the swale back as close as possible to the original design and at what cost – obtain quotes. Pratt moved to investigate improving the swale as suggested by President Gomez, seconded by Guyas, passed unanimously. Subsequently, an ad hoc committee consisting of President Gomez, Parker and Pfof was formed to investigate the matter.

SOCIAL COMMITTEE: The Piney-Z Social Committee chair McInnis suffered a nasty fall and now faces surgery, however the committee continues to make progress. An adults only Happy Hour will be held on August 25, a Bingo night on September 29, and an Arts and Crafts Show is planned for October 23. Guyas stated the Fall Piney Z Garage Sale will be on October 8.

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 18, 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 8:16 p.m., EDT, seconded by Gomez. Unanimous approval.

HOA Board Meetings

October 18, 2022; December 13, 2022, February 21, 2023, April 18, 2023, June 20, 2023;
August 15, 2023;

HOA Annual Meeting

July 18, 2023

Respectfully submitted by:

Russell Pfof, Secretary



Piney-Z Homeowners Association, Inc.
Tallahassee, Florida

ORGANIZATIONAL BOARD MEETING PINEY-Z LODGE – 6:30 PM August 16, 2022

MEETING AGENDA

1. CALL TO ORDER/WELCOME
2. 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?
3. ADDITIONAL CHANGES TO THE AGENDA AND APPROVAL OF THE MEETING AGENDA
4. CONSENT AGENDA ITEMS
 - a) Approval of June 21, 2022, meeting minutes.
 - b) Approval of the 2022-23 HOA board of directors' positions.
 - c) Approval of HOA meeting dates for 2022-23.
 - d) Approval of chart of accrued interest on late assessments.
 - e) Approval of the appeals committee meeting minutes for August 12, 2022.
 - f) Approval of the ACC report dated August 10, 2022.
 - g) Approval of the standards committee report.
5. Approval of Resolution 2022-10.
6. FINANCES
 - a) Approval of the 2022-23 operating budget.
 - b) Consideration and approval of attached de minimis accounts receivable.
 - c) Consideration and approval of the July 2022 financial reports from Lewis PM.
 - d) Consideration and approval of quotes to remove a red oak tree in common area across from the roundabout on Planters Ridge. Arbor Pros (4,200) vs Miller Tree Company (5,000).
7. COMMON AREA MAINTENANCE
 - a) Excessive water run-off from common area at 1001 Landings Loop. Berm versus cleaning swale.
8. SOCIAL COMMITTEE
 - a) Consideration and approval of social events for 2022-23.
9. ADJOURNMENT