

**MINUTES OF THE OCTOBER 18, 2022 REGULAR BI-MONTHLY MEETING**  
of the  
**PINEY-Z HOMEOWNERS ASSOCIATION**

**LOCATION:** Piney-Z Lodge

**DIRECTORS PRESENT:** Gomez, Guyas, Pfof

**DIRECTORS ABSENT:** Parker, Pratt

**CALL TO ORDER:** The regular bi-monthly meeting of the Piney-Z Homeowners Association was called to order by President Gomez Tuesday, October 18, 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 use of a consent agenda for the HOA is relatively new. 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 Pfof, passed unanimously.

**FINANCES:** Lewis Property Management reported on the HOA finances in the absence of our treasurer. President Gomez stated that the balance sheets were fairly typical of September with no unusual transactions. Our Profit and Loss statement for the fiscal year so far shows a net loss of \$29,295.42 which was expected given the number of projects completed during this fiscal year. However, President Gomez pointed out inconsistencies in the reports that continue to be a big issue. President Gomez and Lewis Property Management discussed the ongoing errors in the Profit and Loss budget compared to actual expenses, and both expressed frustration at not being able to pin down the problem. Both expressed willingness to talk and figure out a solution. Pfof moved to table approval of the financial statements until an accurate report is received from Lewis Property Management, seconded by Guyas, passed unanimously.

**ESTOPPEL RATES:** One homeowner recently sold his Piney-Z home and became upset after seeing a charge for \$299 to prepare an estoppel certificate - required for selling a home in an HOA development. This particular homeowner was voluntarily running the neighborhood Facebook page, and after seeing the estoppel certificate charge on the closing statement, decided to freeze the neighborhood page until the HOA refunded the estoppel fee as "payment" for running the page. President Gomez investigated the practice of charging such fees for estoppel certificates (which apparently require very little work to issue) and learned that they are commonly viewed as an income source for both the management companies and HOAs. He also learned that the amount charged (\$299) is very close to what other management companies and

HOAs are charging in Leon County. After conferring with our legal counsel, President Gomez stated the HOA should leave the fee as is. Pfof suggested perhaps refunding the fee this one time in recognition of the special circumstances of the homeowner, but all others on the board and representatives of the management company and nearly all in attendance cited a big problem with setting a precedent if we did so.

**PINEY-Z FACEBOOK PAGE:** A new Facebook page for Piney-Z has been established with at least two administrators. An email blast will be used to inform Piney-Z residents of the new page and to encourage them to sign up for it. The new page will be limited to Piney-Z residents only.

**COMMON AREA MAINTENANCE:** Two bids have been received to do work on the swale drainage behind 1001 Landings Loop, hopefully to reduce ponding of storm water behind two homes on Landings Loop. A bid of \$3,875.63 was received from John Hurst, and a bid of \$4,400 was received from Get It Done LLC. The work to be done includes trimming/removing overgrown vegetation and reestablishing a consistent grade toward the drain to the south. As he has said in previous discussions about this matter, Pfof believes a French drain is the best solution for the homeowners experiencing ponding in their yards, although it is an expensive solution and should be borne by the homeowners rather than the HOA. President Gomez moved to accept the John Hurst bid, seconded by Guyas, passed unanimously.

**STANDARDS COMMITTEE:** Following up on the HOA board canvass of the subdivision some months ago, Lewis Property Management recanvassed the subdivision and found 91 first violations of our covenants. A discussion ensued about mailboxes, which are supposed to be black with gold numbers. Present policy is to enforce the covenants concerning mailboxes only if they already need maintenance, e.g., beat up, rusted, etc. Curb pressure washing was also discussed, many homeowners already do this maintenance, but many do not. The HOA may be able to do the entire neighborhood in semi annual cycles depending on budget.

**PHASE 12 UPDATE:** President Gomez has been actively working with Phase 12 residents on their detention pond (it is now clean and functional) and our legal team is busy creating the documents necessary for Phase 12 residents to come fully into the Piney-Z HOA with their original covenants and modifications. These documents will need to be approved by 2/3 of Phase 12 residents in order for Phase 12 to become part of the Piney-Z HOA. A discussion ensued on the private road situation in Phase 12 - President Gomez explained that estimates on the remaining years of life of the private roads and costs to repave the private roads will be obtained, and a reserve fund would be then set up for the 12 residents of Block B Phase 12 who are responsible for the private roads (the remaining residents are not responsible). There are some other facets of Phase 12 unique to them that would likely need to be grandfathered in. Also, John Hurst would be expected to take over the maintenance of the common area and the detention pond.

**ODDS AND ENDS:** Homeowners present remarked that John Hurst needs to be reminded to clean up around the oak tree that was removed on Planters Ridge Drive, especially the overgrown vegetation.

**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 13, 2022, in person at the Piney-Z Lodge.

There being no more items on the agenda, GUYAS made a motion to adjourn the meeting at 7:28 p.m., EDT, seconded by Gomez. Unanimous approval.

*HOA Board Meetings*

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

**SCHEDULED MEETING OF THE HOA BOARD OF DIRECTORS  
PINEY-Z LODGE – 6:30 PM  
October 18, 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 the August 16, 2022, meeting minutes.
- b) Approval of the September 6, 2022, special meeting minutes.
- c) Approval of the September 29, 2022, special meeting minutes.
- d) Approval of the ACC report through 10/12/22.

**5. FINANCES**

- a) Consideration and approval of the September 2022 financial reports from Lewis PM.
- b) Update on review of estoppel rates in Tallahassee.

**6. GROUNDS & LANDSCAPING**

- a) Consideration of two proposals and approval one proposal to reinforce HOA swale behind 1001 Landings Loop.

**7. STANDARDS COMMITTEE**

- a) Update from Lewis PM on Standards Committee activity the past couple of months.

**8. PHASE 12**

- a) Update on status of adopting Phase 12.

**9. FACEBOOK – PINEY Z**

- a) Discussion on creating a new Facebook page since we have been denied access by present administrator.

## **10. ADJOURNMENT**

*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.*