

**MINUTES OF THE
DECEMBER 13, 2022, REGULAR BI-MONTHLY MEETING**
of the
PINEY-Z HOMEOWNERS ASSOCIATION

LOCATION: Piney-Z Lodge

DIRECTORS PRESENT: Gomez, Guyas, Parker, Pfof

DIRECTORS ABSENT: Pratt, (Lewis Property Management representative also absent)

CALL TO ORDER: The regular bi-monthly meeting of the Piney-Z Homeowners Association was called to order by President Gomez Tuesday, December 13, 2022, at 6:30 p.m., he welcomed all present.

CONSENT AGENDA: President Gomez again explained consent agenda for all present since the use of a consent agenda for the HOA is still 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; Guyas added the Scouting for Food initiative by the local Boy Scouts.

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

FINANCES: Lewis Property Management provided the September financial reports that were not available in October. Guyas moved to accept the September financial report, seconded by Parker, passed unanimously. President Gomez himself compiled a Cash Receipts and Expenditures report for the entire fiscal year October 2021 through September 2022 (attached), Guyas moved to accept this report, seconded by Parker, passed unanimously. The October and November financial reports still have discrepancies with the budget and will be reviewed at the February meeting.

ESTOPPEL RATES: Resolution 2023-1 increases the estoppel fee collected from home sales in our neighborhood from \$250 to \$299. As was explained at the October meeting, the estoppel fees are a source of income for both the management company and home owners associations - in Piney Z the fees are split 50/50. This income helps keep management fees and assessments down and is common to all local homeowner associations. Parker stated our attorney was asked for his opinion on adopting the higher \$299 estoppel fee for Piney Z and he said we should move to the higher fee. Estoppel fees are reviewed every five years. Guyas moved to approve Resolution 2023-1 authorizing the higher \$299 estoppel fee, seconded by Parker, passed unanimously.

STANDARDS COMMITTEE: No report since Lewis Management Company was not present. President Gomez remarked that no violation letters have been sent recently. One homeowner present asked how often Lewis is driving through to enforce the covenants and President Gomez stated every six weeks. The homeowner suggested that the Piney Z website information on how homeowners themselves can report violations to Lewis Management Company should be checked and updated if needed.

SCOUTING FOR FOOD INITIATIVE:

Scoutmaster Brad Gomez of local Troop 112 here in Tallahassee again has asked permission for his scouts to conduct the “Scouting for Food” project in Piney Z on January 28 and February 4, 2023. Last year, the scouts collected 1,458 pounds of food for donation to Second Harvest Food Bank! Parker moved to approve our neighborhood for the scouts, seconded by Guyas, passed unanimously. Specific information will be contained in an upcoming email blast to homeowners.

PHASE 12 UPDATE: President Gomez has been actively working with Phase 12 residents on their detention pond (it is now clean and functional) and the documents necessary for Phase 12 homeowners to come fully into the Piney-Z HOA with their original covenants and modifications. These documents are now ready to be sent to Phase 12 homeowners. The documents will need to be approved by two thirds (13 of 20) of Phase 12 homeowners for Phase 12 to become part of the Piney-Z HOA. A long discussion ensued on the history of legal opinions, common area responsibilities and the private road situation in Phase 12. President Gomez explained that these documents include an estimate on the remaining years of life of the private roads and an estimated cost to repave the private roads, and a reserve account will be set up for the special assessments of the 12 homeowners 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 into the agreement. Also, John Hurst would be expected to take over the maintenance of the common area and the detention pond.

One homeowner present stated that she would like to see the legal opinion from our attorney that has led the Board to this point. President Gomez agreed to provide this information to the homeowner. Parker suggested the attorney opinion should be memorialized in our records for public knowledge.

Originally, the documents for Phase 12 homeowners were set to be mailed on December 15 and due back by December 30. Pfof suggested that with the holidays this timeline would be a problem. After more discussion, the timeline was changed to mailout of the documents to the beginning of January 2023 with a due date of January 31. The final board decision would then be rendered in the regular February 2023 meeting.

ODDS AND ENDS: Homeowners present raised future issues of Phase 12 lighting in the back of the neighborhood, a Phase 12 one-way traffic sign that has gone missing, type of fertilizer being used by John Hurst in Fieldcrest, the date fertilizer is applied in Fieldcrest, backflow valve issues, pine straw distribution and magnolia leaves.

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, February 21, 2023, in person at the Piney-Z Lodge.

There being no more items on the agenda, Pfof made a motion to adjourn the meeting at 8:02 p.m., EST, seconded by Gomez. Unanimous approval.

HOA Board Meetings

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
December 13, 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 October 18, 2022, meeting minutes.
- b) Approval of the ACC report through 10/12/22.

5. FINANCES

- a) Consideration and approval of the September 2022 financial packet from Lewis PM.
- b) Consideration and approval of the 2021-22 Report of Cash Receipts and Expenditures prepared by the Board.

6. ESTOPPEL FEE INCREASE

- a) Consideration and approval of Resolution No. 2023-1 increasing the estoppel fee rate from \$250 to \$299.

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. 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.