

**MINUTES OF THE
FEBRUARY 21, 2023 REGULAR BI-MONTHLY MEETING
of the
PINEY-Z HOMEOWNERS ASSOCIATION**

LOCATION: Piney-Z Lodge

DIRECTORS PRESENT: Gomez, Guyas, Parker, Pfof, 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 Tuesday, February 21, 2023, 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; none heard.

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

PHASE 12: President Gomez summarized the history of Phase 12 up to the present, including the required minimum affirmative vote of two thirds of Phase 12 homeowners to accomplish any changes to the status quo. He showed the results of the vote which did indeed exceed the minimum affirmative two thirds of Phase 12 homeowners.

As a result, Parker moved to accept Piney-Z Resolution 2023-2 to modify “Piney-Z Phase 12 Homeowners Association, Inc.”, a defunct corporation, to “Piney-Z Homeowners Association, Inc. (PZHOA)”, and that the Declaration of Covenants, Conditions, and Restrictions of Piney-Z Phase 12 Homeowners Association, Inc., be amended to be the PZHOA, seconded by Guyas, passed unanimously.

Second, Pratt moved to accept Piney-Z Resolution 2023-3 to create a reserve account in PZHOA accounting records for maintenance of the private road in Phase 12; private drive assessments are to be paid only by the Block B lot owners, seconded by Guyas, passed unanimously. This resolution includes a table detailing the vote of Phase 12 residents.

After the adoption of the resolutions which brings all of Piney-Z phases together under one HOA, Parker called for a round of applause for President Gomez and all of his hard work to accomplish this goal – which all present agreed was richly deserved.

FINANCES: Lewis Property Management provided a summary of financial reports for October 2022, November 2022, December 2022, and January 2023. After a brief discussion of payments made from last fiscal year in this fiscal year to John Hurst for plants and installation (late billing), Guyas moved to accept the summary of financial reports, seconded by Pratt, passed unanimously.

President Gomez himself again compiled a Cash Receipts and Expenditures report for the entire fiscal year October 2022 through January 2023. There was brief discussion about some of the money paid from certain categories being way over the budget, especially landscaping – again the issue was late billing by John Hurst from last fiscal year. Parker moved to accept this report, seconded by Guyas, passed unanimously.

President Gomez then suggested that, with interest rates rising, HOA monies (approximately \$95,000) in the savings account (rarely if ever touched) would make far more interest (4.65%) in a 13 month certificate of deposit (CD) than the standard savings account rate. After discussion about required time period, penalties, consequences of early withdrawal, and possible tax implications, Parker moved that the Piney-Z HOA Board approve the purchase of a certificate of deposit (CD) in an amount to be determined by the Board at First Commerce Credit Union here in Tallahassee, seconded by Guyas, passed unanimously. President Gomez will work on this matter further.

STANDARDS COMMITTEE: Lewis Management Company reported a boat is still on the property at 1017 Lower Landings Loop and the matter will be moving to a fine. Trash cans, containers, and assorted stuff in front of the garage at 905 Piney Z Plantation Road will move to a second violation letter. A home on High Meadow has poultry on the property. Residents at 929 Park View Drive dumped extensive trash behind their fence at the rear of the property – if the HOA has no jurisdiction, the City of Tallahassee may need to be contacted since it may be on property of Lafayette Trail Park. The AirBNB advertisement is still an issue.

ARCHITECTURAL CONTROL COMMITTEE: Home at 773 Eagle View Drive needs an emergency variance from the eagle noise restrictions because their insurance company is leaving the state and the homeowners cannot get new insurance without a new roof being installed. Variances have been granted in the past through the ACC for true emergencies such as this – the application for the new roof should clearly mark “emergency” on the top of the form along with a complete explanation of the circumstances leading to the situation.

SOCIAL COMMITTEE: The last two social events of the spring will include a St. Patrick’s Day Happy Hour on Friday, March 17 and an international covered dish supper on Saturday, April 29.

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, April 18, 2023, in person at the Piney-Z Lodge.

There being no more items on the agenda, Parker made a motion to adjourn the meeting at 7:30 p.m., EST, seconded by Guyas. Unanimous approval.

HOA Board Meetings

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
February 21, 2023**

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 December 13, 2022, meeting minutes.
- b) Approval of the ACC report through 02/19/23.
- c) Approval of community-wide garage sale on April 22, 2023.

5. PHASE 12

- a) Approval of Amendment to Phase 12 Declaration.
- b) Approval for Establishing a Re-Pavement Reserve Account.

6. FINANCES

- a) Approval of financial packets from Lewis PM.
- b) Approval of Report of Cash Receipts and Expenditures for the period October 2022 to January 2023 prepared by the Board.

7. STANDARDS COMMITTEE

- a) Update from Lewis PM on activity.

8. ARCHITECTURAL CONTROL COMMITTEE

- a) Roof exemption for 773 Eagle View Drive.

9. SOCIAL COMMITTEE

- a) Update from Linda McInnis.

10. ADJOURNMENT