

MINUTES OF THE
APRIL 18, 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, April 18, 2023, at 6:32 p.m., he welcomed all present.

CONSENT AGENDA: President Gomez 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; President Gomez stated that a budget amendment item would be added in the financials section.

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

BYLAWS AND RESOLUTIONS: President Gomez explained the need for changes to the bylaws; specifically to change the effective date requirement of special assessments to accommodate the private road special assessment in Phase 12, as well as a few grammatical changes. These changes were highlighted in the packet provided to attendees at the meeting. Guyas moved to approve the amendments to the bylaws and accompanying Piney-Z Resolution 2023-4 announcing the changes, seconded by Parker, passed unanimously.

President Gomez then explained Piney-Z Resolution 2023-5 which levies the private drive special assessment on Phase 12 Block B property owners in the amount of \$234.38 per year over eight fiscal years to be due on June 1 of each year. Notices will be mailed to each affected property owner 30 days in advance of the due date. Parker moved to approve Resolution 2023-5, seconded by Guyas, passed unanimously.

FINANCES: A cash receipts and expenditures report was presented for the period October 2022 through March 2023. Additionally, Parker noted that John Hurst is being paid twice in one month again because of late billing. She also pointed out the final cost of the berm to better direct runoff from heavy rains in Fieldcrest was \$2289, and the cost to print checks for the HOA was \$186. President Gomez stated that all other charges were routine and ordinary. Pfof moved to accept the summary of financial reports, seconded by Pratt, passed unanimously.

President Gomez then asked approval for budget amendment No. 1 to the 2022-23 fiscal year budget which includes the Phase 12 special assessment revenue to be collected and transferred to a reserve account. Pfof asked if an amendment to the budget is necessary for the new certificates of deposit (CDs) now owned by the HOA but it was explained as not necessary. Guyas moved to accept the amendment to the budget for the Phase 12 assessment, seconded by Parker, passed unanimously.

STANDARDS COMMITTEE: President Gomez has volunteered to step in and chair the Standards Committee temporarily as there must be three homeowners on it. Pratt and homeowner Burnett have also volunteered.

Parking on the street is still a big problem at 1042 High Meadow and 4716 Plantation View. Garbage bins visible at 1020 and 1021 Landings Loop has been resolved for now. Clutter and garbage bins at 905 Piney Z Plantation Road will move to the fining phase as the homeowner did not show up for the appeals committee meeting on March 29, 2023.

A discussion ensued on the issue of visible garbage bins and how to approach enforcement. The standards committee will give priority to correcting the most obvious violators, i.e., those homeowners who leave their garbage bins in full view all week. The standards committee will consistently recommend an L-shape fence to keep garbage bins hidden from two sides.

Pratt suggested that the entire standards committee process is cumbersome and explained how Southwood handles their standards committee enforcement with pictures in a more automated way. He will look into software and hardware costs for their method to see if perhaps we might do something similar.

ARCHITECTURAL CONTROL COMMITTEE: The homeowner at 1036 Park View has expressed a desire to install solar panels on his roof but the home is partially under the canopy of two large moss draped live oaks actually on HOA property. President Gomez told the homeowner in an email the large branches may be trimmed at homeowner expense if a statement can be obtained from a certified arborist that trimming the branches will not be detrimental to the viability of the trees. Parker pointed out that the homeowner has a legal right to trim branches that extend across the homeowner's property and her discomfort with the HOA asking residents to pay certified arborists for risk assessments in writing which state a trimming will be 100% safe for the tree when we know a certified arborist will likely not state this in writing. Pfof stated that even if the trees were trimmed straight up at the property line, the large oaks being on the south side of the home would still shade the roof and severely impair any solar cell operation, especially from late fall to early spring when the sun angle is low. He also mentioned how ugly such a severe tree trimming would be, possibly affecting property values. After more discussion, Pratt and homeowner Danner (who owns solar cells) will meet with the homeowner to discuss.

SOCIAL COMMITTEE: The last social event of the spring will be a covered dish lunch on Saturday, April 29. The HOA will provide barbecue sliders, homeowners attending will bring a potluck covered dish.

NOMINATING COMMITTEE: Two seats on the HOA Board will be open at the July Annual Meeting. Parker has volunteered to chair the nominating committee – homeowners should contact her if they want to be on the committee, refer possible candidates or be a candidate themselves.

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 20, 2023, in person at the Piney-Z Lodge.

There being no more items on the agenda, GUYAS made a motion to adjourn the meeting at 7:51 p.m., EDT, seconded by Parker. Unanimous approval.

HOA Board Meetings

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
April 18, 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 in 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 February 21, 2023, meeting minutes.
- b) Approval of the ACC report – activity through April 16, 2023.
- c) Approval of the Standards Committee report – activity through April 16, 2023.

5. BYLAWS AND RESOLUTIONS

- a) Approval of amendments to PZHOA bylaws regarding special assessment due dates, and approval of Resolution 2023-4.
- b) Approval of Resolution 2023-5 regarding a private drive special assessment for certain Phase 12 homeowners.

6. FINANCES

- a) Approval of Report of Cash Receipts and Expenditures for the period October 2022 to March 2023 prepared by the Board.
- b) Budget amendment for Phase 12 Block B assessment

7. STANDARDS COMMITTEE

- a) Approval of new standards committee members; Mike Gomez (temporarily), Eric Pratt, and Danny Burnett. Lewis PM will continue to provide administrative support.
- b) Consideration of fines for: 1042 High Meadow, 1060,1020,and 1021 Landings Loop, 4716 Plantation View, and 4660 Fledgling.
- c) Garbage cans in public view will be addressed in next drive by. Guidance needed.

8. ARCHITECTURAL CONTROL COMMITTEE

- a) Approval of Karen Sutton to chair the committee. Scott Hoecherl, Marc Danner, and Vinkat Golla to continue as members.

9. SOCIAL COMMITTEE

- a) Update on covered dish event planned for April 29.

10. NOMINATING COMMITTEE

11. 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.