

**MINUTES OF THE  
JUNE 20, 2023 REGULAR BI-MONTHLY MEETING**  
of the  
**PINEY-Z HOMEOWNERS ASSOCIATION**

**LOCATION:** Piney-Z Lodge

**DIRECTORS PRESENT:** Guyas, Parker, Pfof, Pratt

**DIRECTORS ABSENT:** Gomez

**CALL TO ORDER:** The regular bi-monthly meeting of the Piney-Z Homeowners Association was called to order by Vice President Guyas Tuesday, June 20, 2023, at 6:30 p.m., she welcomed all present.

**CONSENT AGENDA:** Vice President Guyas asked if there were any consent agenda items that should be removed for discussion; she stated that item *4.d) Approval of the Standards Committee* report would be placed in the regular agenda with item *8. Standards Committee*.

**ADDITIONAL CHANGES TO THE AGENDA AND APPROVAL OF THE MEETING**

**AGENDA:** Vice President Guyas asked if there were any changes or additions to the meeting agenda; she stated that a discussion of the common areas in Fieldcrest would be added to item *8. Standards Committee*.

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

**APPROVAL OF WILLIAM PFOF TO THE BOARD VACANCY:** Vice President Guyas explained that Treasurer Parker has resigned from the Board effective August 1, 2023. William (Bill) Pfof, Secretary Russell Pfof's brother, has volunteered to fill the vacancy effective August 1, 2023. The Bylaws state that the Board may appoint a person to fill vacancies for the unexpired term of the office. Pratt moved to appoint William (Bill) Pfof to the unexpired term of Treasurer Parker, seconded by Parker, passed unanimously.

**REPLACING TREES IN FIELDCREST COMMON AREA:** Three trees were removed by someone without permission over two years ago behind 1039 Landings Loop; the issue now is whether to replace these trees because they were part of a screen between the homes. After a short discussion, Pratt moved to have John Hurst replace the trees with three wax myrtles or cypress or similar species at a cost not to exceed \$500, seconded by Parker, passed unanimously.

**STANDARDS COMMITTEE:** Pratt then led a discussion about the common areas in Fieldcrest, which all agreed seem wild at present. While a cleanup has been accomplished along the westernmost drainage ditch, there is still a great need for cleaning out overgrown vines, pick up dead limbs and debris, trim bushes, and pick up additional miscellaneous stuff in the swale.

After a brief discussion, Pratt stated that he would have a discussion with John Hurst about accomplishing these tasks, some of which may be in the present contract while some may not.

The Standards Committee has targeted trash bins recently as many homeowners are in violation by leaving their trash bins in full view from the street all week long. A specific trash bin violation inspection was conducted on June 16. A continuing problem with huge piles of trash out for bulk pickup more than a week before the actual pickup day (Blue Friday as designated by the City of Tallahassee) was also discussed, as well as trash dumped on HOA property instead of remaining on the homeowner's property. The City may refuse to pick up bulk trash not on homeowner's property. Several potential approaches to these violation problems were discussed, as well as how other subdivisions are handling similar problems. Referring to a "friendly reminder" postcard that was written for flags and Christmas lights, Vice President Guyas stated that the line between what is acceptable and what is not acceptable is not well established. She said that notices are being issued without a clear violation of the covenants. Pfof and Pratt stated slovenly or sloppy appearing homes may not be literally in violation of the covenants, but their appearance is hurting the neighborhood and they deserve a postcard urging the homeowners to clean up. But all agreed that consistency and persistence is key. Pratt said that Southwood has a full time person to handle violation notices and enforcement. It was finally agreed that the Standards Committee would discuss the matter at length and come up with a strategy and recommendations. Pratt moved to accept the Standards Report, seconded by Parker, passed unanimously.

**SOCIAL COMMITTEE:** The next social event will be a Back to School supplies drive for Title 1 schools on Saturday, August 5. This event was a big success last year.

**NOMINATING COMMITTEE:** Two seats on the HOA Board will be open at the July Annual Meeting. Parker reported five proxies and one notice of intent to run have been received.

**DISCUSSION AT THE END:** A homeowner at the end of our meeting asked to be heard and was upset that they had received a letter from our attorney indicating that the HOA was going to sue to recover fines. They said that they were targeted. We told them that they were not. The HOA just wanted resolution to ongoing violations. The homeowner agreed that they would reach out with times and dates to meet with several board members to attempt a resolution.

**TIME AND DATE OF NEXT MEETING:** The Annual Meeting of the Piney-Z Homeowners Association is scheduled for 7:00 p.m., Tuesday, July 18, 2023, at the Piney-Z lodge. The next regular bi-monthly meeting of the Piney-Z Homeowners Association is scheduled for 6:30 p.m., Tuesday, August 15, 2023, at the Piney-Z lodge.

There being no more items on the agenda, Parker made a motion to adjourn the meeting at 7:42 p.m., EDT, seconded by Pfof. Unanimous approval.

*HOA Board Meetings*

August 15, 2023;

*HOA Annual Meeting*

July 18, 2023

Respectfully submitted by:

Russell Pfost, Secretary



Piney-Z Homeowners Association, Inc.  
Tallahassee, Florida

**SCHEDULED MEETING OF THE HOA BOARD OF DIRECTORS  
PINEY-Z LODGE – 6:30 PM  
June 20, 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 April 18, 2023, meeting minutes.
  - b) Approval of the June 6, 2023, special meeting minutes.
  - c) Approval of the ACC report – activity through June 19, 2023.
  - d) Approval of the Standards Committee report – activity through June 19, 2023.
- 5. Approval of Bill Pfost to fill the unexpired term of Anne Parker's position effective August 1, 2023, because of Anne's resignation effective July 31, 2023.**
- 6. Decision on replacing trees in the common area behind 1039 Landings Loop that were removed.**
- 7. FINANCES**
  - a) Approval of May financial packet if available.
- 8. STANDARDS COMMITTEE**
  - a) Mike Gomez and Eric Pratt performed a drive-by on Friday, June 16<sup>th</sup> to address trash bins in public view. Streets covered were Eagle View Circle and Drive, Fledgling Drive, Nesting Trail, Piney Village Loop, and Soaring Way. Additional streets will be covered in July.
- 9. SOCIAL COMMITTEE**
  - a) Update on July / August events.
- 10. NOMINATING COMMITTEE**
  - a) Report on status.
- 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.*