

MINUTES OF THE JULY 18, 2023, SPECIAL MEETING
of the
PINEY-Z HOMEOWNERS ASSOCIATION

LOCATION: Piney-Z Lodge

DIRECTORS PRESENT: Gomez, Guyas, Parker, Pfof

DIRECTORS ABSENT: Pratt

CALL TO ORDER: A special meeting of the Piney-Z Homeowners Association was called to order by President Gomez Tuesday, July 18, 2023, at 6:31 p.m., he welcomed all present.

CONSENT AGENDA: There was no consent agenda for this special meeting.

APPROVAL OF THE JUNE 20, 2023, MEETING MINUTES: Parker moved to approve the minutes of the June 20, 2023, regular meeting, seconded by Guyas, passed unanimously.

FINANCIALS: Due to incompleteness of the financial reports available for this special meeting, Pfof moved to table approval of the latest financial reports until the August regular meeting, seconded by Guyas, passed unanimously.

APPROVAL OF CASH RECEIPTS, EXPENDITURES, AND TRANSFERS REPORT FOR THE UPCOMING ANNUAL MEETING: President Gomez has made available a Cash Receipts, Expenditures, and Transfers financial report through May 2023, which is needed for the Annual Meeting immediately following this special meeting. President Gomez, who has an extensive background in accounting, stated it is complete through the end of May 2023. Pfof moved to approve the report for use in the Annual Meeting, seconded by Parker, passed unanimously.

DISCUSSION AND APPROVAL OF FINES FOR 2ND VIOLATION LETTERS: President Gomez then reviewed the processes of the Standards Committee for repeat violations, including the fines process. 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. In spite of this effort, two homeowners, 628 Eagleview Circle and 921 Park View Drive, still have not complied nor have they responded to HOA communication. Guyas moved to proceed to sending the second violation letter, two weeks after which the \$100 per day fine begins, seconded by Parker, passed unanimously.

DISCUSSION AND APPROVAL OF FORGIVENESS OF FINES AND ATTORNEY FEES: The homeowner at 905 Piney Z Plantation Road has made some progress to the ongoing violations but has not finished. Yet the homeowner has requested relief from both the fine, which reached the maximum of \$1000, and the attorney fees, which amount at present to more than \$600. After discussion, Pfof, finding satisfactory compliance with HOA covenants and rules at

905 Piney Z Plantation Road within 60 days, moved to forgive the \$1000 fine, leaving attorney fees in place, seconded by Guyas, passed 3-1 with Parker voting no.

DISCUSSION AND APPROVAL OF FORGIVENESS OF FINES: The homeowners at 4660 Heritage Park Boulevard and 1031 Landings Loop have been operating AirBNB short rentals for some months in violation of Resolution 2022-06. The homeowner at 4660 Heritage Park Boulevard was present (with her parents who live directly behind the home) and asked for a variance due to a serious health situation saying she needs the extra income from the AirBNB. After Board members and all present expressed their concern for her situation and wishes for a successful return to good health, Parker moved to table the matter until the August regular meeting, seconded by Guyas, passed unanimously.

At this point, the special meeting had extended past the time for the Annual Meeting to begin. Pfof moved to extend the special meeting until 7:25 p.m. EDT, seconded by Guyas, passed unanimously.

DISCUSSION AND APPROVAL OF DRAFT RESOLUTIONS 2023-6 SIGNS AND 2023-7 FLAGS: President Gomez presented two draft resolutions, one on signs (which at present are prohibited) and one on flags, for discussion and potential approval. After extensive discussion, draft Resolution 2023-6 on signs died for lack of a motion. Parker moved to table draft Resolution 2023-7 on flags pending rewrite, seconded by Guyas, passed unanimously.

THANKS TO MEMBERS OF NOMINATING COMMITTEE: Chairperson Parker expressed her thanks to Linda McInnis and Jane Greene for their help with the nominating committee.

HURRICANE PREPAREDNESS: Homeowner Kakali Sarkar presented Leann Watts Williams with the City of Tallahassee's PREP Program, who offered to make a presentation at a future meeting. The Board agreed that with the peak of hurricane season approaching more information on the PREP program would be great. President Gomez will contact her and arrange a time and date in the near future, perhaps the August regular meeting.

THANKS TO OUTGOING MEMBERS: President Gomez thanked outgoing Directors Linda Guyas and Anne Parker for their service, and everyone in attendance gave them a warm ovation as well.

Parker moved to adjourn the special meeting at 7:25 p.m. EDT, seconded by Guyas, passed unanimously.

MINUTES OF THE JULY 18, 2023, ANNUAL MEETING
of the
PINEY-Z HOMEOWNERS ASSOCIATION

LOCATION: Piney Z Lodge

DIRECTORS PRESENT: Gomez, Guyas, Parker, Pfof

DIRECTORS ABSENT: Pratt

CALL TO ORDER: The 2023 annual meeting of the Piney-Z Homeowners Association was called to order by President Gomez in the Piney Z Lodge, Tuesday, July 18, 2023, at 7:25 p.m. He welcomed all present including homeowners and representatives from Lewis Property Management.

President Gomez also provided proof of notice accomplished for the Annual Meeting through signs at each entrance, web site, email, and the newsletter. He also stated the agenda has been on the web site.

NOMINATIONS FOR OPEN BOARD MEMBER POSITIONS - The 2-year terms of President Gomez and Vice President Guyas expire at the conclusion of the Annual Meeting.

Nominating committee chair Parker reported two persons have filed intent-to-run forms for the open Board positions: President Mike Gomez will run for another 2-year term and Mary Whelan, a resident of the Fieldcrest neighborhood, will run for a new 2-year term.

Hearing no additional nominations from the floor, Pfof moved that the nominations be closed, seconded by Guyas, passed unanimously.

With two nominations in hand for the two open Board positions, Guyas moved to elect the nominees by acclamation, seconded by Parker, passed unanimously. President Gomez is returning for another 2-year term and Whelan will begin a new 2-year term on the Piney Z Homeowners Association Board of Directors.

FINANCIALS: President Gomez pointed out that the May 2023 Report of Cash Receipts, Expenditures, and Transfers is included as a handout for everyone present. This Report is a summary of the HOA budget for the current year, comparing actual with planned, and showing the difference.

BUDGET FOR FISCAL YEAR 2023-24 - The proposed budget for next fiscal year will be presented and voted on at the August organizational meeting.

Homeowner Glunt asked President Gomez (who is also on the Board of the Piney Z Community Development District (CDD) which operates the amenities at the lodge and the pool) how he would handle a conflict between the HOA and the CDD. President Gomez replied that there is very little overlap between the two organizations, except the lease of land owned by the HOA to

the CDD for a playground. However, he said he would recuse himself from any decisions which might result in conflict.

Homeowner Sampson brought up the postcard he received from Lewis PM regarding his trash / recycling bins being in public view. He said that his backyard, where his trash bins are kept, faces the alley way and the violation is not applicable to his home. After discussing this issue, it was agreed that homeowners with back yards facing the alley way did not need to hide their trash bins if kept in the back yard. The affected homeowners receiving the initial postcards will be sent a corrected notice.

There being no more business to conduct for the annual meeting, Guyas moved to adjourn at 7:48 p.m. EDT, seconded by Parker, passed unanimously.

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, August 15, 2023, in person at the Piney-Z Lodge.

HOA Board Meetings

August 15, 2023 – Organizational Meeting

Respectfully submitted by:

Russell Pfost, Secretary