

**MINUTES OF THE
SEPTEMBER 20, 2023, SPECIAL MEETING
of the
PINEY-Z HOMEOWNERS ASSOCIATION**

LOCATION: Piney-Z Lodge

DIRECTORS PRESENT: Gomez, R. Pfof, W. Pfof, Pratt, Whelan

DIRECTORS ABSENT: None

CALL TO ORDER: A special meeting of the Piney-Z Homeowners Association was called to order by President Gomez on Wednesday, September 20, 2023, at 6:32 p.m. he welcomed all present.

CONSENT AGENDA: President Gomez asked if any consent agenda items 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; R. Pfof wanted to discuss exotic plants in Fieldcrest, added to the end of the agenda; W. Pfof wanted to discuss an investigation of electronic payment services for the HOA, added to the end of the agenda.

APPROVAL OF THE CONSENT AGENDA ITEMS: Whelan moved to approve the Consent Agenda (attached), seconded by W. Pfof, and passed unanimously.

FINANCES: The previously approved contract for lawn services in the neighborhood with John Hurst was revised downward by \$2,000 due to the price of pine straw. W. Pfof moved to accept the revised total price, seconded by Whelan, and passed unanimously.

W. Pfof moved to open a \$30,000 certificate of deposit (CD) for the HOA at First Commerce Credit Union (FCCU) yielding 4.65% with excess cash on hand from the money market account not needed for operations, seconded by Whelan, passed unanimously.¹ (The HOA already did this with \$65,000 in a 13-month CD at First Commerce Credit Union in March 2023).

STANDARDS COMMITTEE: Second Notice of Violations and Assessment of Fines: The homeowners at 1044 Kingdom Drive (trash bins visible, garage door open), 4720 Plantation View (parking on grass and street), 837 Piney Village Loop (trash bins visible), and 4702 Planters Ridge Drive (trash bins visible) have not communicated at all with the HOA concerning

¹ The presumption during the meeting was that FCCU continued to offer beneficial CD options as in March 2023. Treasurer W. Pfof learned after the meeting that FCCU's CD restrictions have changed since the March 2023 promotional offering. More market research and discussion by the Board may be required before any HOA funds are moved.

ongoing violations. R. Pfof moved to send the second notice and assessment of fine, seconded by Whelan, and passed unanimously.

EXOTIC PLANTS IN FIELDCREST: A homeowner in Fieldcrest emailed the landscape committee to complain about a large plant in the common area that is likely invasive and needs removal. R. Pfof identified the plant as silverthorn (*Elaeagnus pungens*), and indeed it is invasive; he recommended it be removed; however, it blooms in the fall, and it is attractive to pollinators like bees, so it will be easier to remove in the winter. After discussion, the board will consider this item again at the October meeting.

INVESTIGATION OF ELECTRONIC PAYMENTS OF HOA DUES: President Gomez and Treasurer W. Pfof spent time at Lewis Management Company recently to learn about the electronic payments system Lewis uses for their other clients through a bank in Sarasota. This system eliminates the need for manual handling of mailed-in dues checks each year, and Lewis Management does promote its use by applying a discount to its rates, but it does have a cost. According to Lewis, Piney-Z HOA is the only client they have that doesn't use this electronic payment system. Whelan moved to authorize President Gomez and Treasurer W. Pfof to investigate further, seconded by Pratt, 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, October 17, 2023, at the Piney-Z lodge.

With no more items on the agenda, W. Pfof motioned to adjourn the meeting at 7:00 p.m. EDT, seconded by R. Pfof. Unanimous approval.

At this point, the City of Tallahassee Neighborhood Services Coordinator gave an informative presentation on the City of Tallahassee's Plan for Readiness and Emergency Preparedness (PREP) and brought about 20 buckets filled with assorted emergency supplies for those in attendance. See <https://www.talgov.com/neighborhoodservices/prep>. He also spoke about the City of Tallahassee's Vibrant Neighborhoods grant program.

HOA Board Meetings

October 17, 2023; December 12, 2023 (moved due to the holidays); February 20, 2024; April 16, 2024; June 18, 2024; August 27, 2024(moved due to the primaries)

HOA Annual Meeting

July 16, 2024

Respectfully submitted by:

Russell Pfof, Secretary



Piney-Z Homeowners Association, Inc.
Tallahassee, Florida

**SPECIAL BOARD MEETING
PINEY-Z LODGE – 6:30 PM
September 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 August 15, 2023, organizational meeting minutes.
- b) Approval of Cash Receipts, Expenditures, and Transfers report through August 2023.

5. FINANCES

- a) Consideration and approval of minor revision in lawn services contract amount for 2023-25.
Signature of document to follow.
- b) Approval to open a \$25,000 certificate of deposit with excess cash on hand not needed for current operations.

6. STANDARDS COMMITTEE ACTIONS

- a) Approval of second notice of violation and assessment of fine for:
 - 1044 Kingdom Drive
 - 4720 Plantation View
 - 837 Piney Village Loop

7. ADJOURNMENT

PROGRAM: CITY OF TALLAHASSEE PRESENTATION ON DISASTER PREPAREDNESS

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.