

**MINUTES OF THE
OCTOBER 17, 2023, MEETING**

of the

PINEY-Z HOMEOWNERS ASSOCIATION

LOCATION: Piney-Z Lodge

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

DIRECTORS ABSENT: W. Pfof

CALL TO ORDER: The regular meeting of the Piney-Z Homeowners Association was called to order by President Gomez on Tuesday, October 17, 2023, at 6:31 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; R. Pfof stated the discussion of exotic plants in Fieldcrest had been delayed until this October meeting, it was added to the end of the agenda.

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

STANDARDS COMMITTEE: Second Notice of Violations and Assessment of Fines: The homeowners at 689 Eagle View Circle*, 742 Eagle View Drive*, 755 Eagle View Drive*, and 1047 Park View Drive have not communicated at all with the HOA concerning ongoing violations regarding placement of security services signs. Whelan moved to send the second notice and assessment of fine, seconded by Pratt, passed unanimously. Resolution 2023-7, requiring security services signs to be displayed within 10 feet of any entrance to the home, is relatively new, but it has been in the newsletter (September 2023) and will be in future newsletters.

The home at 681 Eagle View Circle has been vacant for a long time, looks in bad shape with unmown lawn, trash bins in full view, unkempt appearance. R. Pfof moved to send the second notice and assessment of fine, seconded by Whelan, and passed unanimously.

** After the meeting, it was learned that the 1st notice of violation letter was never mailed out. Therefore, no 2nd notice of violation letter will be sent or fine assessed at this time.*

FINANCES: The financial reports through fiscal year ended September 30, 2023, were briefly discussed. Minor corrections are necessary to a couple of the operating accounts and the Phase 12 Reserve Account needs to be established but otherwise accurate.

President Gomez remarked that last year's budget expected about \$50 in interest. By moving some of the HOA funds into a renewable certificate of deposit, the interest gained for the HOA was nearly \$1,800!

Whelan moved to approve the latest HOA financial reports, seconded by Pratt, passed unanimously.

TREE TRIMMING PROPOSALS: Pratt explained two arborist proposals for tree maintenance in the subdivision, one from Miller Tree Service for \$3,100 and one from Fielder for \$3,450. The tree work is mainly centered on HOA property on Park View Drive and Park View Court but there are several jobs all across the subdivision including on Conner Boulevard and in Fieldcrest. Pratt recommends the board accept the Fielder proposal as it is more comprehensive. After a short discussion concerning a dead palm near the Planters Ridge entrance, as well as the huge invasive silverthorn in HOA common area, Pratt moved to accept the Fielder tree work proposal for \$3,450 plus up to \$200 additional to remove the dead palm near the Planters Ridge entrance off Conner Boulevard, plus authorizing John Hurst to remove the invasive silverthorn in Fieldcrest for a cost up to \$150, seconded by Whelan, 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, December 12, 2023, at the Piney-Z lodge.

There being no more items on the agenda, Whelan made a motion to adjourn the meeting at 7:17 p.m., EDT, seconded by R. Pfof. Unanimous approval.

At this point, Leon County Sheriff's Deputy Capt. Jimmy Goodman, Public Safety Officer, gave an informative presentation on frauds and scams preying on senior citizens, especially those using phones and computers.

HOA Board Meetings

December 12, 2023 (moved due to the holidays); February 20, 2024; April 16, 2024; June 18, 2024; and 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

**HOA BOARD MEETING
PINEY-Z LODGE – 6:30 PM
October 17, 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 September 20, 2023, special HOA meeting minutes.
- b) Approval of the Cash Receipts, Expenditures, and Transfers report through September 2023.
- c) Approval of the ACC log of actions for the last 2 months.
- d) Approval of the Standards Committee log of active violations.
- e) Acknowledgement of HOA Law Changes Effective 10-1-23 Disseminated to Board Members.
- f) Approval of Piney-Z community-wide garage sale for Saturday, October 28th.

5. STANDARDS COMMITTEE ACTIONS

- a) Approval of second notice of violation and assessment of fine for:
 - 677 Eagle View Circle – Parking in Yard, Lawncare
 - 681 Eagle View Circle – Lawncare including Shrubs, Trash Bins in Public View
 - 685 Eagle View Circle – Parking in Front, Lawncare
 - 689 Eagle View Circle – Security Services Signs
 - 742 Eagle View Drive – Security Services Signs
 - 755 Eagle View Drive – Security Services Signs
 - 1047 Park View Drive – Security Services Signs

6. FINANCIAL REPORTS

7. TREE TRIMMING PROPOSALS – MILLER, FIELDER

8. ADJOURNMENT

PROGRAM FOLLOWING MEETING: Presentation by Public Safety Officer on Fraud & Scam

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.