

**MINUTES OF THE
FEBRUARY 20, 2024, MEETING**
of the
PINEY-Z HOMEOWNERS ASSOCIATION, INC.

LOCATION: Piney-Z Lodge

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

DIRECTORS ABSENT: Pratt

CALL TO ORDER: The regular meeting of the Piney-Z Homeowners Association was called to order by President Gomez on Tuesday, February 20, 2024, at 6:30 p.m., he welcomed all present.

CONSENT AGENDA: President Gomez asked if there were any consent agenda items that should be removed for discussion; President Gomez asked to take the standards committee report off the consent agenda to discuss separately.

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; Homeowner Ying was present and asked to discuss late fees and attorney fees; it was 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, passed unanimously.

GARDEN OAKS UPDATE: President Gomez was curious about a new sign that was set up in the new Garden Oaks subdivision now under construction just south of Piney Z. The new sign is positioned just above Virgil Road (which was understood to remain disconnected from the new subdivision) and states “potential intersection”. President Gomez called the developer and the city – there are no new plans to open up Virgil Road, but the city erected the sign because there could potentially be a hearing. The infrastructure (roads, drainage, sidewalks, etc.) is all complete, the developer is now negotiating with potential builders. Current plans are for a rental community, but that could change; 75 homes; no clubhouse or pool; construction is expected to start within the next few months.

STANDARDS COMMITTEE: House numbers in Fieldcrest - President Gomez stated one house in Fieldcrest still has its house number on the garage door, 1067 Kingdom Drive. W. Pfof moved to send the second violation notice, seconded by Whelan, passed unanimously. President Gomez stated that 1180 Landings Loop has a basketball goal out in the street again, even after previous violations. R. Pfof mentioned the home at 4917 Lake Park Drive has a basketball goal up as well. President Gomez will contact our attorney about starting the expedited fine procedure as discussed in previous meetings.

REPAIR/REPLACE NEWSLETTER STAND IN FIELDCREST: A discussion was held concerning the old newsletter stand in Fieldcrest that is in disrepair. Whelan volunteered to work with a carpenter to construct a new stand. W. Pfof moved to approve up to \$200 for Whelan to work on the project, seconded by President Gomez, passed unanimously.

MISSING CHECKS FOR HOMEOWNER ASSOCIATION DUES: Homeowner Ying Wang of 913 Piney-Z Plantation Road stated she mailed her checks for homeowner association dues on time, but it never made it to the management company, and she never received late notices. Consequently, she received a collection letter from the HOA attorney, first she knew that there was a problem. She has since

paid her dues in full, along with late and attorney fees. She claimed she wrote the checks on time, but they were lost in the mail – she showed carbon copies of the checks that were written. She wanted Lewis Management Company to send out email updates since the mail is now so unreliable. She admitted she does not reconcile bank statements. After discussion (including whether our bank will accept credit cards for payment (probable extra fees) and a new HOA Express web site that would make payments easier at an annual cost), Lewis Management Company will email and/or call the homeowner before sending the matter to the attorney for collection. The HOA is following established procedures. Residents should reconcile bank statements and see that their HOA dues checks have cleared the bank.

LANDSCAPE COMMITTEE: R. Pfof stated that an emergency repair to the backflow system at the Planters Ridge entrance had to be made on Friday February 9 by Tall Timbers (the HOA backflow system contractor) at a cost of \$1,185. The probable cause was freeze damage. He also provided an update to the re-landscaping project at the Planters Ridge entrance – volunteers have dug out old roots and trash at the entrance in preparation for new plants early in March. He stated that three bids have been received for the new plants, and John Hurst’s bid was the easy winner since he provides plants to the HOA at his cost. R. Pfof moved to approve up to \$1,000 for new plants for the Planters Ridge entrance, seconded by Whelan, passed unanimously. He also updated the board on invasive plant control in our conservation areas, specifically coral ardisia, and anticipated this year’s control efforts will be finished by late March. Homeowner Orgaz stated that the city needs additional sod to control erosion on the southeast side of Heritage Park roundabout.

FINANCIAL REPORTS: No action could be taken on financial reports because the reports came to President Gomez and the board just after midnight today. President Gomez asked Lewis Management Company representatives present why our financial reports are consistently incomplete, inaccurate and late. Lewis Management responded that it is a workload issue, especially now because almost all other local HOAs collect their dues at the first of the year. President Gomez stated that the HOA needs huge improvement in service and encouraged Lewis to fix the problem. He stated Piney Z HOA does not want to search for another management company, but it is not getting the service needed. Further meetings will be conducted to see if Lewis can meet the needs of the HOA.

There being no more items on the agenda, President Gomez made a motion to adjourn the meeting at 7:40 p.m., seconded by Whelan. Unanimous approval.

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, April 16, 2024, at the Piney-Z lodge.

Future HOA Board Meetings - 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
February 20, 2024**

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 2, 2024, Special HOA meeting minutes.
 - b) Approval of the December 12, 2023, HOA meeting minutes.
 - c) Approval of the ACC log of actions for the last 2 months.
 - d) Approval of the Standards Committee log of active violations.
5. **UPDATE ON GARDEN OAKS SUBDIVISION**
6. **APPROVAL OF COMMUNITY WIDE GARAGE SALE FOR APRIL 20, 2024**
7. **APPROVAL TO REPAIR / REPLACE NEWSLETTER STAND IN FIELDCREST**
8. **FINANCES**
 - a) Consideration and approval of current financial package.
 - b) Approval of the Cash Receipts, Expenditures, and Transfers report through January 2024.
9. **LANDSCAPE COMMITTEE**
 - a) Report on status of various projects including the entrances.
10. **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.