

**MINUTES OF THE  
APRIL 16, 2024, MEETING**  
of the  
**PINEY-Z HOMEOWNERS ASSOCIATION, INC.**

**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, April 16, 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; 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 requested a discussion of landscape committee costs be placed at the end of the meeting.

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

**FINANCES:** President Gomez stated that the financial package prepared by Lewis Management for each regular HOA meeting is always late. For this April meeting, the financial package was received at 12:15 a.m. Tuesday, April 16, not nearly enough time for the President and Treasurer to go over them well. However, he said the most important financial document is the Cash Receipts, Expenditures and Transfers (CRET) summary document prepared by our President and Treasurer, and it is up to date through the end of March. Pratt moved to approve the CRET summary document and post it to the web site, seconded by Whelan, passed unanimously.

**CDD PLAYGROUND LAND LEASE ENDING:** President Gomez summarized the history of the CDD playground briefly, including the fact the playground has been on HOA owned land leased to the CDD for \$1 each year. The CDD had to demolish the playground because of its age and unsafe condition. As of this writing, whether a new playground will be installed, and where such an installation might be (old site or new site nearer rest rooms and pool), is undecided. Pratt explained that if the old site is not used, and the land reverts back to HOA management, it may have to be sodded to prevent erosion. One estimate he has received to sod the old location is near \$5700, not to mention sprinklers and overland hoses from CDD water sources would be needed since there is no irrigation system installed. These expenses are not in the current year deficit budget. Discussion ensued, including suggestions to mulch the site or perhaps planting replacement trees (pines, oaks, trees native to the site) as a less expensive alternative. There was concern about trying to keep sod alive with sprinklers and overland hoses during the driest months of the year (late April into May until rainy season starts in June). After more discussion, a consensus emerged that the HOA board prefers any new playground equipment be installed in the old location to keep unbudgeted costs to the HOA at a minimum. HOA board action is necessarily dependent on what the CDD decides to do with the playground situation. R. Pfof moved that the HOA board send a letter to the CDD recommending any new playground equipment be installed in the old location to keep new unbudgeted costs to the HOA at a minimum, seconded by Whelan, passed unanimously. President Gomez stated he would write the letter.

**FALLEN TREES ON HOA PROPERTY BETWEEN PLANTERS RIDGE AND THE NEW DEVELOPMENT:** A large tree in the back yard of the Richardson home at 4891 Planters Ridge fell some weeks ago to the southeast, across part of the back yard of the Lee home at 4895 Planters Ridge and onto a 30 feet wide strip of HOA common area behind Planters Ridge homes. This 30 feet wide strip separates Piney Z from the new Garden Oaks development to the south. Pratt explained that he has been in contact with the Lee homeowner, who is concerned about a fire hazard from the dead tree, and contractors to cut up and remove the tree from HOA land. No one has been available at the Richardson home so no contact has been established there. Two of the contractors want access through Garden Oaks development, one estimate is for \$4500 and one for \$1350. The developer of Garden Oaks is reluctant to allow access to the tree from the south because of all of the infrastructure they have installed in advance of construction of homes that could be damaged by heavy equipment. One contractor, Miller's Tree Service, recommends cutting the tree up from the HOA common area fence line and leaving it in place at a cost estimated at \$500 – Pratt recommends this as a solution. None of the contractors believe the tree is a fire hazard. Pratt moved to accept the proposed quote from Miller's Tree Service at a cost of \$500, seconded by Whelan, passed unanimously.

**REPAIR/REPLACE NEWSLETTER STAND IN FIELDCREST:** The new newsletter stand is in place in Fieldcrest.

**LANDSCAPE COMMITTEE:** R. Pfof stated the new landscaping at the Planters Ridge entrance is in place and looks very nice. He explained that the two Japanese maples and the coreopsis plants were not available through John Hurst and had to be purchased retail, which led to a cost overrun of \$159.06 – total amount approved for the project was \$1000. Pratt moved to approve an additional \$159.06 to the project for a grand total of \$1159.06, seconded by Whelan, passed 3-0 with R. Pfof abstaining.

**ANNUAL MEETING JULY 16, NOMINATING COMMITTEE, SOCIAL COMMITTEE:** President Gomez stated even though the Annual Meeting is not until July 16, documents are being prepared and a nominating committee must be formed because three positions on the HOA board will be open. Mary Whelan has agreed to chair the nominating committee, aided by Linda Guyas and Anne Parker with Cindy Saginario as an alternate.

The Social Committee announced the neighborhood wide garage sale is Saturday, April 20, and the neighborhood wide barbecue and picnic is Saturday, April 27.

There being no more items on the agenda, Whelan made a motion to adjourn the meeting at 7:53 p.m., seconded by Gomez. 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, June 18, 2024, at the Piney-Z lodge.

*Future HOA Board Meetings - 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  
April 16, 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 20, 2024, HOA meeting minutes.
- b) Approval of the ACC log of actions for 2024.
- c) Approval of the Standards Committee log of active violations.

**5. FINANCES**

- a) Consideration and approval of the March 2024 financial package, including budget.
- b) Approval of the Cash Receipts, Expenditures, and Transfers report through March 2024 for website.

**6. Discussion of CDD playground land lease ending and land reverting to the HOA.**

**7. Discussion of fallen trees on HOA property between Planters Ridge and the new development.**

**8. Annual Meeting and Nominating Committee.**

**9. OTHER BUSINESS**

**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.*