

MINUTES OF THE JUNE 4, 2024 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/WELCOME: President Gomez called the special meeting to order at 6:30 P.M., and welcomed all present.

LAND TRANSFER FROM HOA TO CDD FOR THE PURPOSE OF A PLAYGROUND:

President Gomez provided some history about the site of the former playground: the HOA has leased the site of the former playground to the CDD for the past 15 years for \$1 a year for the purpose of the playground. The playground was demolished earlier this year by the CDD because of safety concerns due to wood rot and wear and tear on the equipment. Members of the current CDD board have expressed concern about capital improvements made on land not owned by the CDD, and have expressed a desire to own the land on which they will install new playground equipment. President Gomez made an inquiry about such a transfer between the HOA and the CDD to our attorney, who was slow in responding – but he finally did affirm that the HOA does have the power to accomplish such a transfer of land. However, administrative costs will be around \$2,000, including separating the parcel on which the playground will be installed from a larger unwieldy parcel (called the “octopus”) extending in multiple directions owned by the HOA. See map next page.

A lengthy discussion ensued between board members and homeowners present. W. Pfof and Pratt presented arguments to agree to transfer the land with stipulations concerning the administrative costs and the possibility that the land may not be used for a playground in the future. Pratt made an observation that the HOA has a unique and familial relationship with the CDD – we all live in the same community and all want the best for our families – the HOA and CDD are not adversaries. All present agreed and the board expressed a desire to work with the CDD for the best new playground possible. Finally, President Gomez, W. Pfof, and Pratt presented a motion as follows:

1. The HOA will continue the lease as is, with the possibility of extending the lease for a longer term mutually agreeable between the HOA and the CDD at nominal cost of \$1 per year for the purpose of a playground to be constructed and installed within one year.
2. Alternatively, the HOA is willing to transfer a cut off portion (designated as the footprint parcel for the playground of the parcel 113528 0001 on the leonpa.gov web site) to the CDD for the purpose of a playground; to be constructed and installed within one year, provided the CDD is willing to assume all administrative costs of

doing so. If no playground is installed within one year, or the playground is eliminated for any reason, the land ownership reverts back to the HOA immediately and all administrative costs of land transfer back to the HOA are assumed by the CDD.

The motion was seconded by Whelan, passed unanimously.

APPROVE SECOND NOTICE OF VIOLATION FOR 1007 KINGDOM DRIVE: In accordance with Article XVII, Section 3 of the bylaws, President Gomez moved to send a second violation letter by mail to the homeowner of 1007 Kingdom Drive for installing an unapproved fence not in accordance with the covenants. The second violation letter will include a date for an appeals committee meeting of June 12 and notice that the required \$100 per day fine will begin the fifteenth day after the date of the second notice of violation, unless the violation is brought into compliance. After lengthy discussion, the motion was 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, June 18, 2024, at the Piney-Z Lodge.

There being no more items on the agenda, W. Pfof made a motion to adjourn the meeting at 7:40 P.M. EDT, seconded by Pratt. Unanimous approval.

HOA Board Meetings

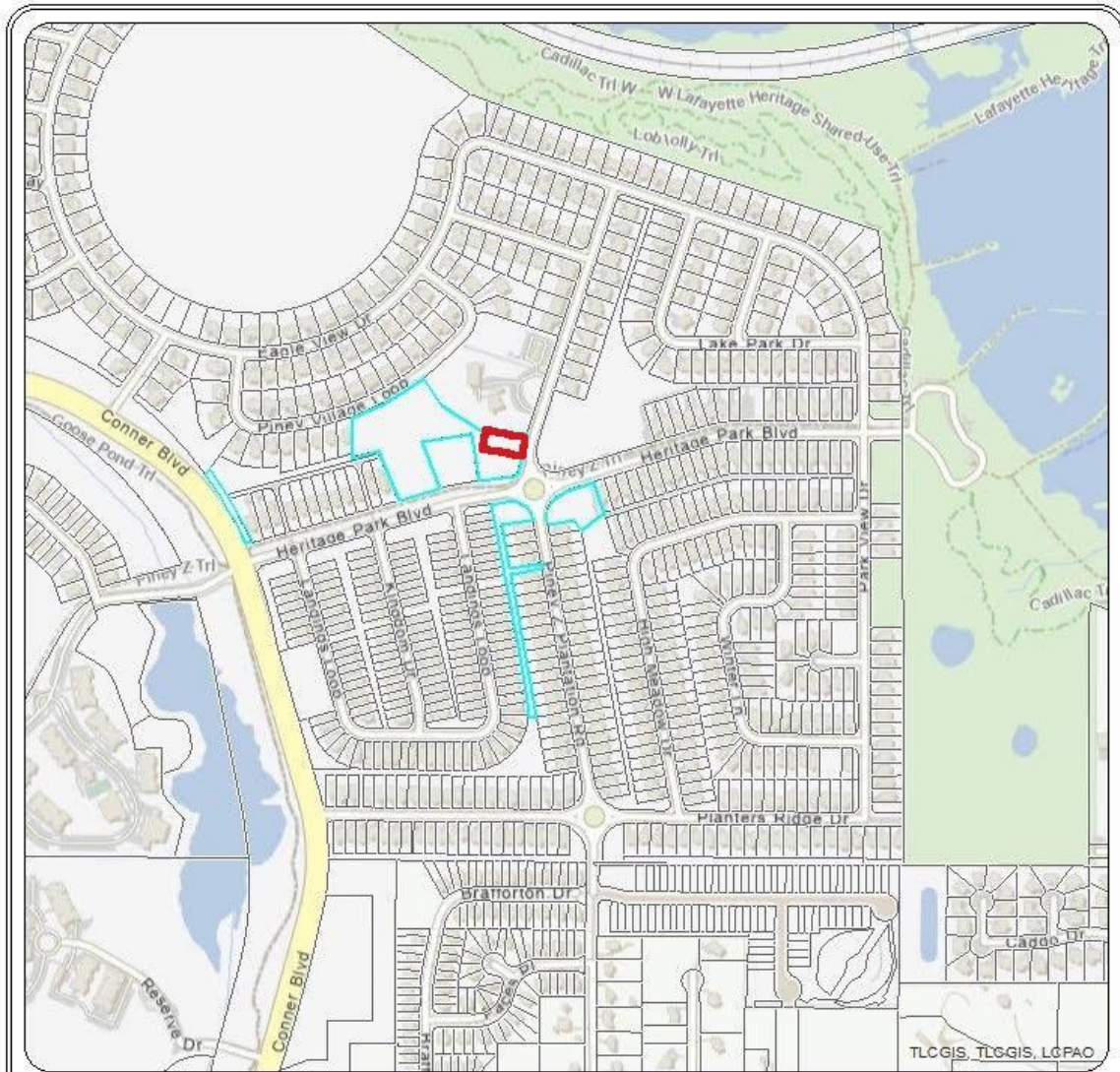
June 18, 2024; August 27, 2024, (moved due to the primaries)

HOA Annual Meeting

July 16, 2024

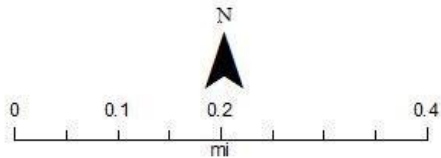
Respectfully submitted by:

Russell Pfof, Secretary



Leon County Property Appraiser

Legend		
Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



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Figure 1 Blue outline of the HOA owned 113528 0001 parcel

Figure 2 RED rectangle designates playground footprint parcel