

**MINUTES OF THE  
JUNE 18, 2024, MEETING**  
of the  
**PINEY-Z HOMEOWNERS ASSOCIATION, INC.**

**LOCATION:** Piney-Z Lodge

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

**DIRECTORS ABSENT:** Gomez

**CALL TO ORDER:** In the absence of President Gomez, who was out of town, the regular meeting of the Piney-Z Homeowners Association was called to order by Committee Liaison (C.L.) Pratt on Tuesday, June 18, 2024, at 6:30 p.m., he welcomed all present.

**CONSENT AGENDA:** Pratt asked if there were any consent agenda items that should be removed for discussion; none heard.

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

**FINANCES:** The board briefly discussed the financial package provided by Lewis Management Company, up to date through the end of May, and the latest Cash Receipts, Expenditures and Transfers (CRET) summary document prepared by our President and Treasurer, up to date through the end of April. Noted especially were categories where more money has been spent than budgeted, including tree maintenance and removal (due to recent severe storms) and lighting and electrical repairs. Whelan moved to approve the financial package, seconded by W. Pfof, passed unanimously. Pratt moved to approve the CRET summary document and post it to the web site, seconded by W. Pfof, passed unanimously.

**ANNUAL MEETING JULY 16, NOMINATING COMMITTEE:** Chair Whelan gave a brief report on the nominating committee progress for three board positions coming open for election at the July Annual Meeting. So far three persons are running, current Committee Liaison Eric Pratt, current Treasurer William Pfof, and Edwin Debardeleben. She stated additional nominations are welcome and will be accepted up to election time on July 16.

Pratt then opened the floor for comments and discussion from homeowners present. After three homeowners stated they believed the HOA rules were not being enforced equitably, all present agreed that the HOA covenants and rules must be policed and enforced equitably. Several homeowners stated that they did not know the covenants and rules when they moved in. A copy of the HOA covenants is required to be included with closing documents but many do not read them. All present agreed that the board should return to the practice of distributing a summary of the covenants and rules to new homeowners, and that new homeowners have a responsibility to read and acquaint themselves with the covenants and rules. The Piney Z web site (<https://www.pineyz.com>) and the newsletter are excellent sources to help homeowners, new and old, stay informed on the covenants and rules and their enforcement.

There being no more items on the agenda, Whelan made a motion to adjourn the meeting at 7:29 p.m., seconded by Pratt. Unanimous approval.

**TIME AND DATE OF NEXT MEETING:** The next regular meeting of the Piney-Z Homeowners Association is the annual meeting scheduled for 7 p.m., Tuesday, July 16, 2024, at the Piney-Z lodge.

*HOA Annual Meeting - July 16, 2024*

*Future HOA Board Meetings - August 27, 2024, (moved due to the primaries).*

Respectfully submitted by:

Russell Pfof, Secretary



Piney-Z Homeowners Association, Inc.  
Tallahassee, Florida

**HOA BOARD MEETING  
PINEY-Z LODGE – 6:30 PM  
June 18, 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 April 16, 2024, HOA meeting minutes.
- b) Approval of the June 4, 2024, Special HOA meeting minutes.
- c) Approval of the ACC log of actions through June 15, 2024.
- d) Approval of the Standards Committee log of active violations through June 15, 2024.

**5. FINANCES**

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

**6. REPORT FROM THE NOMINATING COMMITTEE ON THE UPCOMING ANNUAL MEETING**

**7. OTHER BUSINESS**

**8. 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.*