

MINUTES OF THE JULY 16, 2024, ANNUAL 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: The 2024 annual meeting of the Piney-Z Homeowners Association was called to order by President Gomez in the Piney Z Lodge, Tuesday, July 16, 2024, at 7:01 p.m. He welcomed all present including homeowners and a representative from Lewis Property Management.

President Gomez also provided proof of notice accomplished for the Annual Meeting through signs at each entrance, web site, email, and the newsletter. He also stated the agenda has been on the web site.

NOMINATIONS FOR OPEN BOARD MEMBER POSITIONS - The 2-year terms of Secretary R. Pfof, Treasurer W. Pfof, and Committee Liaison Pratt expire at the conclusion of the Annual Meeting.

Nominating committee chair Whelan reported three persons have filed intent-to-run forms for the open Board positions: Treasurer W. Pfof, appointed to fill the unexpired term of Anne Parker effective August 1, 2023, will run for a new 2-year term, Committee Liaison Pratt will run for another 2-year term, and Edwin DeBardeleben, a resident of the Fieldcrest neighborhood, will run for a new 2-year term.

President Gomez asked for any additional nominations from the floor, none heard.

The three candidates then gave short introductions and explained why they were running for seats on the Board of Directors.

With three nominations in hand for the three open Board positions, the nominees were elected by acclamation. Committee Liaison Pratt is returning for another 2-year term, Treasurer W. Pfof is returning for a new 2-year term, and Edwin DeBardeleben will begin a new 2-year term on the Piney Z Homeowners Association Board of Directors. The assignment of offices for the five directors will be done at the August organizational meeting.

President Gomez thanked the nominating committee, Chairperson Mary Whelan, Linda Guyas, and Anne Parker, for their work this year.

FINANCIALS: President Gomez pointed out that the June 2024 Report of Cash Receipts, Expenditures, and Transfers was included as a handout for everyone present. This Report is a summary of the HOA budget for the current year, comparing actual with planned, and showing

the difference. A short discussion of unexpected expenses for the year so far, including tree damage from severe storms, was held.

BUDGET FOR FISCAL YEAR 2024-25 - The proposed budget for next fiscal year will be presented and voted on at the August organizational meeting.

NINE FORECLOSURE LETTERS FOR NONPAYMENT OF ASSESSMENTS – Nine homeowners have been recommended for foreclosure by our attorney for non-payment of assessments:

4770 Planters Ridge Drive

1048 Kingdom Drive

817 Eagle View Drive

1133 High Meadow Drive

887 Eagle View Drive

4906 Planters Ridge Drive

4758 Planters Ridge Drive

1080 Landings Loop

1117 High Meadow Drive

After a short discussion on the procedure, Whelan moved to (1) proceed with the foreclosure process, and (2) request our attorney to defer the \$650 per household attorney fee for filing (to be collected from the homeowners at the end of the process), seconded by President Gomez, passed unanimously.

This being Secretary R. Pfof's last meeting, President Gomez thanked him for four years of service to the HOA, and all present provided a warm round of applause.

Homeowners present asked if the Standards Committee would renew surveillance of homes for overgrown lawns and neglect, mold and mildew, dirty driveways and fences. President Gomez assured the homeowners that a renewed standards survey would be done.

Our HOA attorney has advised that even though new state legislation has been passed that seems to nullify parts of our covenants (including prohibition of street parking), the way our covenants are worded refers to the state statutes *as they were at the time the covenants were written*, not including later amendments. Therefore, all of our covenants are still enforceable.

There being no more business to conduct for the annual meeting, Whelan moved to adjourn at 8:05 p.m. EDT, seconded by Gomez, 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, August 27, 2024, in person at the Piney-Z Lodge.

HOA Board Meetings

August 27, 2024 – Organizational Meeting

Respectfully submitted by:

Russell Pfof, Secretary



Piney –Z Homeowner’s Association, Inc.
Tallahassee, Florida

**HOA Annual Meeting Agenda
Piney-Z Lodge – 7:00 pm
July 16, 2024**

- 1. Call to Order/Welcome**
- 2. Proof of Annual Meeting Notice- Website, Newsletter, & Entrance Signs.**
- 3. Open Nominations for Positions on the Board of Directors. ¹**
 - Report from the Nominating Committee Chair, Mary Whelan.
 - Nominations from the Floor.
 - Each Nominee will be Given Time to Give a Short Presentation on their Qualifications.
 - Residents have an Opportunity to Ask Questions of the Nominees.
- 4. Election²**
- 5. Annual Budget and Report on Cash Receipts and Expenditures.³**
- 6. Consideration and Approval of Nine Foreclosure Letters for Nonpayment of Assessments.**
- 7. Organizational Meeting to be held on August 27, 2024.**
- 8. Adjourn**

¹ If elections will be held at a meeting of the membership, the number of members present at the meeting, in person or by proxy, entitled to cast votes, shall constitute a quorum for election of board members.

² An election is not required unless more candidates are nominated than vacancies exist.

³ Required to be provided at the regular annual meeting of members pursuant to Article VIII, Section 7(d), PineyZ HOA Bylaws.