

**MINUTES OF THE  
AUGUST 27, 2024, MEETING**  
of the  
**PINEY-Z HOMEOWNERS ASSOCIATION, INC.**

**LOCATION:** The Lodge at Piney-Z

**DIRECTORS PRESENT:** Mike Gomez (President), Mary Whalen (Vice President), Eric Pratt (Community Liaison), Ed DeBardeleben (Secretary)

**DIRECTORS ABSENT:** Bill Prost (Treasurer); Lewis Association Property Management

**PINEY-Z RESIDENTS IN ATTENDANCE:** Approximately 20.

**CALL TO ORDER:** The regular meeting of the Piney-Z Homeowners Association was called to order by President Gomez on Tuesday, August 27, 2024, at 6:30 PM.

**CONSENT AGENDA:** President Gomez asked if there were any consent agenda items that should be removed for discussion:

- a) Approval of July 16, 2024, Annual Meeting Minutes
- b) Approval of the 2024-25 HOA Board of Directors' positions
- c) Approval of the 2024-25 Committee Roster
- d) Approval of the HOA Meeting Dates for 2024-25
- e) Approval of Social Events for 2024-25
- f) Approval of the ACC Report as of August 23, 2024
- g) Approval of the Standards Committee Report as of August 23, 2024

**APPROVAL OF THE CONSENT AGENDA ITEMS:** President Gomez motioned to approve the Consent Agenda items listed above (see attached agenda packet), seconded by Vice President Whalen; Motion carried (Approved 4, Rejected 0).  
Discussion: None.

**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.

- One request from the floor was made by Piney-Z resident, Linda White, to add "Crime Watch" to the agenda. Request was approved by the board to add Crime Watch to the agenda.

Director Pratt motioned to approve the agenda; Director Whalen seconded it. Motion carried (Approved 4, Rejected 0).

## RESOLUTIONS:

- a) **Resolution 2024-1** – Records Retention (See Agenda Packet, Attachment 1, page 13, 14 & 15)
- Director Whalen motioned to approve; Director Pratt seconded it. Motion carried (Approved 4, Rejected 0). Discussion: A recommendation was suggested to add instructions that all related correspondence (emails, letters, etc.) are to be included with the record retention resolution as well as instructions for resolution 2024-2, 2024-3, and 2024-4. No action was taken.
- b) **Resolution 2024-3** – Hurricane Protection Specification (See Agenda Packet, page 16)
- Director Whalen motioned to approve; Director Pratt seconded it. Motion carried (Approved 4, Rejected 0). Discussion: Architectural modifications / enhancements (e.g., color) needs to be in keeping with the esthetics of the community.
- c) **Resolution 2024-2** – Continuing Education for Board Members (See Agenda Packet, page 17)
- Director Pratt motioned to approve; Director Whalen seconded it. Motion carried (Approved 4, Rejected 0). Discussion: HOA should reimburse training expenses for members of the board to take the required training. No action taken.
- d) **Resolution 2024-4** – Holiday Decorations on Home Exterior (See Agenda Packet, page 12)
- Director Whalen motioned to approve; Director Pratt seconded it. Motion carried (Approved 4, Rejected 0).

Discussion: HOA will need to modify / develop the Piney-Z website to post all resolutions and to act as a hub for all HOA record information.

## FINANCIALS:

- a) Consideration and approval of the 2024-25 Operating Budget (See Agenda Packet, page 18)

- Director Pratt motioned to approve; Director Whalen seconded it. Motion carried (Approved 4, Rejected 0). Discussion: President Gomez stated that Piney-Z may need to increase association fees for 2025-26 since reserves are steadily being depleted. There are sufficient reserves for 2024-25; however, the HOA will look into what needs to be done to increase assessments in the future.
- b) Consideration and approval of Cash Receipts, Expenditures, and Transfer through 7-31-24 (See Agenda Packet, page 18)
- Director Pratt motioned to approve; Director Whelan seconded it. Motion carried (Approval 4, Rejected 0). Discussion: Cash Receipts, Expenditures, and Transfers are reflected in the middle column of numbers titled 2024 Actual through July on the budget paper.

**OTHER BUSINESS:**

- **Crime Watch** – Linda White (Piney-Z, Fieldcrest resident) communicated that the Crime Watch sign at the entrance of Heritage Blvd. and Connors Blvd. was down. She asked if the Piney-Z community had an active Crime Watch. No one in attendance could recall. It appears that it is inactive. Ms. White agreed to help gather information for the HOA on implementing a Crime Watch program. Information will be shared at the next HOA meeting scheduled for October 15, 2024.

**TIME AND DATE OF NEXT MEETING:** The next regular bi-monthly meeting of the Piney-Z Homeowners Association is scheduled for October 15, 2024, at the Lodge at Piney-Z at 6:30 PM.

**ADJOURNMENT:** There being no other business, President Gomez requested a motion to adjourn. Director Whalen motioned to adjourn the Piney-Z HOA meeting; Director Pratt seconded it. Motion carried. (Approved 4, Rejected 0). Meeting adjourned at 7:51 PM, August 27, 2024

Respectfully submitted by:

Ed DeBardleben  
Secretary