

Minutes of Pine Hollow SDD for December 4, 2018  
Meeting held at 12902 Lazy Pine Place, Tampa FL 33624

Meeting called to order 6:30 pm.

- Attendee's

Deborah Armstrong, President, Robert Schreiber, Vice President, Barbara Nees, Treasurer, Constance Asmar, Secretary, Roger Badia, Trustee, Scott Moskowitz, Trustee, and Patricia Marpes Trustee  
With 7 trustees in attendance, a quorum was formed for December 4, 2018 meeting.

THERE ARE NO MEETING MINUTES FOR NOVEMBER 6, 2018 BOARD MEETING, SINCE A QUORUM WAS NOT MET. A sign was posted on the door of meeting location at 12902 Lazy Pine Place, Tampa FL 33624 stating meeting was cancelled.

- Meeting minutes

Robert Schreiber motioned to approve the meeting minutes from October 2, 2018, and Scott Moskowitz seconded the motion.  
Board voted 7 to 0 in approval.

- Treasurer's Report

Treasurers report given by Treasurer, Barbara Nees.

Beginning balance as of November 1, 2018, \$950.40

Deposit

11/7/18 Hills Tax Licens Dist.	\$423.37
11/16/18 Hills Tax Licens Dist.	\$1,528.80
11/26/18 Hills Tax Licens Dist.	\$611.52

Total Deposits	\$2,563.69
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Eight checks written for a total of \$1,652.46 cleared for November 2018.

#1649 Times Pub. Com	\$101.75
#1650 Clipper Dean	\$370.00
#1651 BOCC	\$9.00
#1652 Fl. Dept. of Econ. Opp.	\$175.00
#1653 RLI(Bonding)	\$105.00
#1654 Deborah Armstrong (GODADDY)	\$71.71
#1655 Postmaster(Stamps)	\$20.00
#1656 King & Walker(Audit)	\$800.00

BOA Service Charge \$17.00

Ending balance as of November 30, 2018, \$1,844.63

Beginning balance as of October 1, 2018, \$950.40

Deposit

10/1/18 TECO(1/2 Dep Refund)	\$423.37
11/16/18 Hills General Dist.	\$44.10

Total Deposits	\$69.14
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Two checks written for a total of \$379.00 cleared for October 2018.

#1647 Clipper Dean	\$370.00
#1648 BOCC	\$9.00

BOA Service Charge \$17.00

Ending balance as of October 31, 2018, \$950.40

Scott Moskowitz motioned to approve the Treasurer's report, and Constance Asmar seconded the motion.  
Board voted 7 to 0 in approval.

- Public comment

- Dean Barcenas presented a proposal from Mjhollister & Associates, LLC for solar lighting at the front entrance, which could possibly run the sprinkler system as well. The solar company proposes two separate PB solar panel based lighting systems that use LED lighting 12volt 20/40watt solar panel. It would be two separate systems, one on each side of the entrance, and the panels are about 18 to 24 inches square. The lights would be on for 6 hours from dusk, and then come back on 2 hours before dawn. There is a concern that we may not have enough sun light, but the panels and controllers can be erected up to 100' away from the actual layout, and can be mounted on a pivotal so they can be rotated to the optimal direction facing South East/South West as recommended. We should have plenty of locations where we can discretely mount the panels and controllers where we have enough sun for at least 6 hours of the day to power the battery pack.
- If the system doesn't facilitate the sprinklers Pine Hollow currently have in place, there are low voltage latchet solenoid valves that only require impulse power, enough power to turn them on and off, that are not always energized 12/24volt. There are only two zones for the front entrance sprinkler system, so it would probably be pretty straight forward process of fitting the valves with the solenoids, or if the solenoids only come in 24volt, we may need to have someone design a step up to retro the 12volt to 24volt to run the solenoids.
- The quote does not include installation, but Dean feels we could install the system ourselves fairly easily. Deborah ask Dean if Mjhollistr & Associates could give us a price on upgrading the solenoids so we could possibly run the sprinklers as well. Dean said he would get with the company and find out. Scott also ask Dean to check into the life expectancy of the batteries and replacement costs. Material price of solar is \$1,650 not including installation, so as it is right now we will discuss in another meeting on how many years it would take to pay back the investment of installing solar vs Teco and the cost of repairing our current system and monthly electric bills. The solar installation is an item the neighborhood relations group might approve grant money for, but the application period starts sometime in the summer, and there is no guarantee Pine Hollow would be approved for any of the grant money.
- Scott recommended getting an estimate for repairing the electrical on what we have out there now, so we can make a better informed decision regarding electric or solar.
- Depending on where the panels need to be located, we may need approval from the county.
- If Pine Hollow decides to repair current electrical system, we would have a bill from Teco of roughly \$30 per month.

- Old business

- Barbara had Harvey Electric come out to take look at our current electrical system, and he didn't seem to think it would be a big deal to restore power to the front entrance. He said the wire was live, and it was very unusual for Teco to remove the meter like they did. The gentleman from Harvey Electric is going to meet a Teco representative at Pine Hollow, and he will let Barbara know once the meeting is scheduled. Harvey Electric did all the remodeling at Fairway Village, so Barbara called them out to estimate the front entrance electrical issue. Barbara would like to get two additional estimates.
- On September 30, 2018 our Financial Audit showed a total net position of \$277 for 2018, which is up from a total net position of \$181 in 2017. The reason for the slight increase is maintenance (no TECO bills for the last few months of 2018). This figure does include the \$1,000 liability to Gerardo Javier, and he has graciously agreed to wait until new assessment is funded and the board has adequate funds to repay him. Our total revenue for 2018 was \$6, 830, with total expenses of \$6,734 for 2018.
- We expect to receive the bulk of our money from the county mid-December, and with a goal to not go below \$3,000 in the future. Deborah suggested making a plan to pay Gerardo back the \$1,000 loan in January of 2019. This is a non-interest bearing loan that was made in 2014 to cover painting of the entrance wall. Deborah will draft a letter releasing the district of any obligation from the money that is owed to Gerardo, and she will have Gerardo, Deborah, and Barbara as treasurer sign the letter. Since the board is not meeting in January, Barbara motioned to pay Gerardo back in January, and Scott seconded. Board voted 7 to 0 in approval.
- Neighborhood relations sent Deborah an email informing her we would not receive any grant monies for landscaping improvements or signage for board meetings. The Neighborhood relations goal for grant money is to bring communities together.

- New business

- Board voted to approve Deborah up to \$200 for the purchase of a better sign to inform homeowners of the board meetings. Scott motioned to approve the \$200, Robert Schreiber Seconded. Board voted 7 to 0 in approval.
- Barbara received a letter from King & Walker stating the auditing fee will increase from \$800 to \$2,400. They will file our audit with state and county for \$750. Not all CPA's do government auditing, because there are additional fees that CPA's have to pay if they do government auditing. There are three levels of review, compilation, review, and a full audit. Pine Hollow has been getting a full audit every year, but may want to reevaluate based on the increase from King & Walker. Everything needs to be emailed to Mary Mahoney, and submitted to the state. The board wants to look for someone else to maybe do the audit, so the board will discuss what course to take from here out.
- If a district has annual revenue below \$50,000, a full audit does not have to be done as long as each property owner is notified in writing.
- Deborah called the county to fix the sign at Pine Hollow Drive and Brushy Pine Place, it is leaning a bit. The county will send someone out to straighten the sign.

- Next meeting date February 5, 2019, at 6:30pm.

- Motion to adjourn at 7:13 pm  
Deborah Armstrong motioned to adjourn, Roger Badia seconded the motion.  
Board voted 7 to 0 in approval.

Meeting Minutes were taken by Secretary Constance Asmar