

The Tall Pines Special Tax Commission (TPSTC) meeting came to order on Tuesday, January 11 2022 at 8:36 pm, for the purpose of paying bills, and discussing agenda items.

TPSTC Members present: Patrick Capers, Neal Menkus, Nelson Montalvo, Jim Royce

The December 07, 2021 minutes were presented, amended, and then unanimously approved

Requested amendments:

show motion to vote to pay for security cameras after 3 bids submitted was made and seconded. But vote did not occur.

show decision was made to not submit an insurance claim for umbrella and bench damage at Clubhouse playground

The December Treasurer's Report was presented and unanimously approved.

The Year Totals value will change since it does not include the electrical payments made before they were enrolled in auto-pay.

OLD BUSINESS

Entrance Camera Contract:

Motion to pay for cameras which were installed at 3 entrances and Clubhouse, also recurring monthly payments. Seconded. Vote passed 3:1.

Recover payment for south entrance camera installation? Mickey Tezza / Berkeley County Legal?

Pool Closing:

Intention is to leave pool uncovered with pumps running.

Price of chlorine has increased.

HOA Pool Committee is wound-down.

Prior year lifeguards do not intend to return. If lifeguards are not present, can pool open? If pool opens without lifeguards, how does that affect insurance.

Mickey will check w/Melissa about how to recruit lifeguards - Stratford HS, Charleston Southern, ?

Change to salt pool? Conversion costs, then on-going cost of salt

Exercise Station at Duck Pond/Ball Field:

Material delivered

Neal will prepare statement of work to prep site and install exercise equipment

Will need to submit to Berkeley County for bid process

Speed Humps:

Berkeley County will submit Request for Bids, will send at least 3 to HOA.

Will need a waiver? from SCDOT

Playground Equipment Shade Structures:

Would still like to do that, but cannot find anyone who would do that

Contact John McLemore?

If over \$500, need to follow bid process

Playground:

Will need some TLC - minor repairs, maybe painting

Currently plan to replace umbrellas in the Spring - 3 are in the office

NEW BUSINESS

2022-2023 Budget - most line items from previous year are unchanged

Move \$10k for Exercise area to Capital Funds

Include Crime Watch expenses in the Police Security line item - additional patrols were not requested last year

Landscaping amount may need to increase - depends on bids

Clubhouse Renovations

scrape popcorn from kitchen ceiling, prep interior walls and paint from wainscote up to ceilings in kitchen and main room, prep and paint window & door trim.

bid winner will provide paint and cleanup

submit bids by Jan 31, 2022

remodel kitchen later - replace countertops?

replace six existing door locks with keyless entry locks - will need to follow bid process for installation

Guard Shack door needs repair - use Facilities Repair funds - follow bid process

Shed door needs repair - use Facilities Repair funds - follow bid process

Contract for professional Pest Control - office, Clubhouse, pool, shed, ... - need to follow bid process

Real Estate Agents requesting HOA Certificate of Insurance info
Nelson Mondalvo will contact insurance agent for info
Jim Royce will contact Berkeley County Legal

Bills were paid:

Date	Check#	Payee	Amount
2021-12-03	Autopay	BEC	675.63
2021-12-03	2643	Cindy Thompson - Welcome Baskets	140.04
2021-12-08	Autopay	Charleston Water	21.15
2021-12-15	Autopay	Comcast - Internet & phone	162.96
2021-12-15	2649	Ace Hardware - pool lock	8.82
2021-12-20	Autopay	BCW&SA - sewer	44.00
2021-12-20	2650	Tall Pines HOA - 51% of Lifeguard Pay for August 2021	417.51
2021-12-31	2655	Tall Pines HOA - microwave stand & cleaning supplies	175.31
2021-12-31	2645	Julie Dispaltro - supplies & craft materials for Christmas Party	87.40

Checking Account balance, as of December 31, 2021	10351.74
Capital Fund Account balance, as of December 31, 2021	107,556.57
Cans for Kids balance (allocated to HOA)	2,315.35

The meeting adjourned at 10:19 pm.