

**PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT**

NOVEMBER 15, 2021

AGENDA PACKAGE



210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

Piney-Z Community Development District
Inframark, Infrastructure Management Services
210 North University Drive, Suite 702 • Coral Springs, Florida 33071
Telephone: (954) 603-0033 • Fax: (954) 345-1292

November 4, 2021

Board of Supervisors
Piney-Z Community Development District

Dear Board Members:

On Monday, November 15, 2021 the Board of Supervisors of the Piney-Z Community Development District will hold a meeting at 6:30 p.m. **at the Piney-Z Lodge**, 950 Piney-Z Plantation Road, Tallahassee, Florida. The following is the advance agenda for the meeting:

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Organizational Matters**
 - A. Acceptance of Resignation – Ms. Cashin
 - B. Discussion of Filling Vacancy
- 4. Audience Comments & Supervisor Response(s)**
- 5. Approval of the Minutes of the September 27, 2021 Meeting**
- 6. Acceptance of the September 2021 Financial Statement and Approval of the Check Register and Invoices**
- 7. CDD Manager's Report**
- 8. District Manager's Report**
 - A. Motion Assigning Fund Balance – September 30, 2021
- 9. District Attorney's Report**
- 10. Old Business**
 - A. Virgil Road Rezoning Letter for Informational Purposes Only [Page 36]
- 11. New Business**
- 12. Supervisor Requests**
- 13. Adjournment**

Any additional supporting materials we have received for the items listed above are enclosed. Others may be distributed under separate cover. The balance of the agenda is routine in nature. If you have any questions, please give me a call at (813) 991-1116, extension 105.

Sincerely,

Bob Nanni/ms
District Manager

cc: Christopher Lyon Melinda Parker

Third Order of Business

3A.

November 3, 2021

Mrs. Cheryl Hudson, Chair
Board of Supervisors
Piney-Z Community Development District
950 Piney-Z Plantation Road
Tallahassee, FL 32311

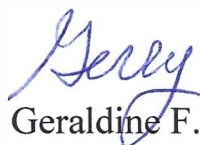
Dear Cheryl,

I sold my home in Piney-Z on October 26, 2021; therefore, it is with regret that I resign my elected position as supervisor of the Piney-Z Community Development District.

Please know, it was my great honor to represent the residents of Piney-Z and serve alongside my fellow supervisors and staff for the past five years.

Best wishes always to you, the board, the great staff, and the management team as you continue to ensure the amenities of Piney-Z are the best in the city and state.

Respectfully,



Geraldine F. Cashin



Fifth Order of Business

**PINEY-Z
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Piney-Z Community Development District was held Monday, September 27, 2021 at 6:30 p.m. at the Piney-Z Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida.

Present and constituting a quorum were:

Cheryl Hudson	Chairperson
Art Kirby	Vice Chairperson
Gerry Cashin	Assistant Secretary
Frank Cicione	Assistant Secretary
Ann Pincus	Assistant Secretary

Also present were:

Bob Nanni	Inframark District Manager
Chris Lyon	District Counsel (via phone)
Melinda Parker	CDD Manager (via phone)
Rick Evans	Buildings & Grounds Manager
Mike Gomez	HOA President
Residents	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

The meeting was called to order at 6:30 p.m.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

**Audience Comments &
Supervisor Response(s)**

- Mr. Gomez addressed the Board regarding the Virgil Road rezoning, asking whether the District considered taking any action. He suggested a joint response by the District and the HOA.

Mr. Kirby MOVED to discuss the Virgil Road proposal and Ms. Cashin seconded it.

- No formal vote was taken, and discussion ensued.

On MOTION by Ms. Cashin seconded by Mr. Kirby with all in favor support of the HOA's position on the development and Virgil Road Project was approved with votes as follow:

Frank Cicione – Aye
Ann Pincus – Aye
Art Kirby – Aye
Gerry Cashin – Aye
Cheryl Hudson - Aye

FOURTH ORDER OF BUSINESS

Approval of Minutes of the July 26, 2021 Meeting

On MOTION by Mr. Cicione seconded by Ms. Pincus, to approve the July 26, 2021 meeting minutes were approved with votes as follows:

Art Kirby – Aye
Gerry Cashin – Aye
Ann Pincus – Aye
Frank Cicione - Aye
Cheryl Hudson – Aye

FIFTH ORDER OF BUSINESS

Acceptance of the July and August 2021 Financial Statements and Approval of the Check Registers and Invoices

On MOTION by Ms. Pincus seconded by Mr. Kirby the July and August 2021 financials, check register and invoices were approved with votes as follows:

Frank Cicione – Aye
Ann Pincus – Aye
Art Kirby – Aye
Gerry Cashin – Aye
Cheryl Hudson - Aye

SIXTH ORDER OF BUSINESS

CDD Manager's Report

- The CDD Manager's Report was included in the agenda package. Ms. Parker provided updates on items not included in the report.
 - Approximately \$400 worth of irrigation work was done due to damage caused by tree roots.

- A drainage issue at the pavillion regarding three clogged downspout drains was remediated.

SEVENTH ORDER OF BUSINESS

District Manager's Report

A. Recording Department Charges Incurred October - August

- An updated list of total hours expended by the Recording Department was provided in the agenda package.
- Mr. Nanni addressed recently passed House Bill 53 regarding stormwater compliance and reporting. Mr. Lyon will look into it; however, he does not believe it will apply to the District.

EIGHTH ORDER OF BUSINESS

District Attorney's Report

There being no report, the next item followed.

NINTH ORDER OF BUSINESS

Old Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

New Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

A. Discussion of Swimming Lessons (Supervisor Kirby)

- Mr. Kirby discussed briefly pending legislation regarding child pool safety. He would like the board to consider organized swimming lessons in the Piney-Z pool in 2022 and will work on various options for a future board discussion.

B. Prospective Board Vacancy (Chair Hudson)

- Ms. Cashin notified the Board she will be moving out of the District once she closes on her new house.
- Ms. Hudson read a statement she drafted regarding the responsibilities and limitations of the Board and its members.

C. E-Verify Participation (Chair Hudson)

- Ms. Hudson addressed issues with several contractors not submitting proof of E-Verify participation, which is required statutorily.

D. Staff Job Responsibilities Updates (Chair Hudson)

- Ms. Hudson discussed updating the job descriptions for the CDD Manager and the Buildings and Grounds Manager, so they are more accurate.
- Mr. Lyon recommended they be brought before the Board for approval.

E. Part-time Office Assistant (Chair Hudson)

- Ms. Hudson suggested hiring a part-time office assistant.
- Discussion ensued on the hours and payrate.

On MOTION by Ms. Pincus seconded by Mr. Cicione, hiring a part-time office assistant to work 10 to 15 hours a week at a rate of \$12 per hour was approved with votes as follows:

Frank Cicione – Aye
Ann Pincus – Aye
Art Kirby – Nay
Gerry Cashin – Aye
Cheryl Hudson - Aye

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Pincus seconded by Ms. Cashin, with all in favor, the meeting was adjourned.

Bob Nanni
Secretary

Cheryl Hudson
Chair

Sixth Order of Business

MEMORANDUM

TO: Board of Supervisors, Piney-Z CDD
FROM: Sonia Rowley, District Accountant
CC: Bob Nanni, District Manager
DATE: October 25, 2021
SUBJECT: September Financials

Please find attached the September 2021 financial report. During your review, please keep in mind that the goals for revenues are to meet or exceed the year-to-date budget and for expenditures to be at or below the year-to-date budget. Should you have any questions or require additional information, please do not hesitate to contact me at sonia.rowley@inframark.com.

General Fund

Fund Balance

- Assigned Reserves: The balances have been adjusted to reflect the new total of \$74,588.
- Unassigned Balance: Represents the General Fund in excess of nonspendable, restricted, committed and assigned fund balance.

Total Revenues for the General Fund were at 98% of adopted budget.

- The YTD Non-Ad Valorem assessments collections are at 100%.

Total Expenditures through September were at 97% of adopted budget.

- Parks & Recreation - R&M-General
 - ▶ Includes \$55,296 for remediation and renovations of the lodge. This total includes \$8,764 to sand and stain wood floor, which was drawn from Reserves-Lodge.
- Swimming Pool - Reserves-Pool
 - ▶ Includes \$4,409 to Pinch a Penny for new dolphin.
- Swimming Pool - Reserves-Pool Filters
 - ▶ Includes \$856 to Premier Pools for sand filter repair.
- Swimming Pool - Reserves-Pool Pumps
 - ▶ Includes \$275 to Premier Pools for pump repair.
- Park & Grounds - Reserve-Mulch
 - ▶ Includes \$3,821 to Rainbow Outdoor Services for playground mulch.

PINEY-Z

Community Development District

Financial Report

September 30, 2021

Prepared by



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PINEY-Z

Community Development District

Financial Statements

(Unaudited)

September 30, 2021

Balance Sheet
September 30, 2021

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Checking Account	\$ 112,582
Cash On Hand/Petty Cash	250
Investments:	
Money Market Account	226,210
Prepaid Items	4,381
TOTAL ASSETS	\$ 343,423
<u>LIABILITIES</u>	
Accounts Payable	\$ 16,811
Accrued Wages Payable	2,955
Accrued Taxes Payable	226
Deferred Revenue	910
TOTAL LIABILITIES	20,902
<u>FUND BALANCES</u>	
Nonspendable:	
Prepaid Items	4,381
Assigned to:	
Operating Reserves	99,979
Reserves - CDD Amenity	23,582
Reserves - Fitness Center	5,000
Reserves-Lodge	7,952
Reserves - Park	7,379
Reserves-Pool Equipment	3,411
Reserves-Pool Filters	11,114
Reserves-Pool Pumps	6,150
Reserves - Pool Shell	10,000
Unassigned:	143,573
TOTAL FUND BALANCES	\$ 322,521
TOTAL LIABILITIES & FUND BALANCES	\$ 343,423

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ 2,000	\$ 2,000	\$ 624	\$ (1,376)	31.20%
Interest - Tax Collector	200	200	76	(124)	38.00%
Special Assmnts- Tax Collector	394,706	394,706	394,706	-	100.00%
Special Assmnts- Discounts	(15,788)	(15,788)	(14,674)	1,114	92.94%
Other Miscellaneous Revenues	-	-	5,001	5,001	0.00%
Access Cards	1,198	1,198	3,982	2,784	332.39%
Pavilion Rental	1,100	1,100	160	(940)	14.55%
Lodge Rental	16,500	16,500	2,036	(14,464)	12.34%
TOTAL REVENUES	399,916	399,916	391,911	(8,005)	98.00%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	8,000	8,000	4,400	3,600	55.00%
FICA Taxes	612	612	337	275	55.07%
ProfServ-Legal Services	24,000	24,000	24,000	-	100.00%
ProfServ-Mgmt Consulting	44,775	44,775	31,338	13,437	69.99%
ProfServ-Special Assessment	4,637	4,637	-	4,637	0.00%
Auditing Services	3,250	3,250	3,150	100	96.92%
Postage and Freight	200	200	217	(17)	108.50%
Insurance - General Liability	12,364	12,364	11,713	651	94.73%
Printing and Binding	225	225	65	160	28.89%
Legal Advertising	1,000	1,000	933	67	93.30%
Miscellaneous Services	150	150	320	(170)	213.33%
Misc-Assessment Collection Cost	11,840	11,840	11,401	439	96.29%
Misc-Contingency	100	100	-	100	0.00%
Office Supplies	100	100	-	100	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	111,428	111,428	88,049	23,379	79.02%
<u>Field</u>					
Contr-Landscape-Amenities Area	24,000	24,000	23,540	460	98.08%
R&M-Trees and Trimming	3,000	3,000	1,700	1,300	56.67%
Misc-Contingency	4,000	4,000	105	3,895	2.63%
Total Field	31,000	31,000	25,345	5,655	81.76%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>Parks and Recreation - General</u>					
Payroll-Other	500	500	768	(268)	153.60%
Payroll-Maintenance	7,024	7,024	17,645	(10,621)	251.21%
Payroll-Administrative	43,808	43,808	56,584	(12,776)	129.16%
Payroll - Special Pay	7,500	7,500	-	7,500	0.00%
FICA Taxes	4,501	4,501	5,805	(1,304)	128.97%
Workers' Compensation	4,845	4,845	2,958	1,887	61.05%
Contracts-Janitorial Services	2,340	2,340	1,064	1,276	45.47%
Contracts-Security Services	1,305	1,305	1,830	(525)	140.23%
Contracts-Fire Exting. Insp.	350	350	350	-	100.00%
Contract-Copier Maintenance	300	300	69	231	23.00%
Contract-Dumpster Rental	312	312	312	-	100.00%
Contracts-Pest Control	480	480	499	(19)	103.96%
Contracts-Fire Insp Sprinkler System	250	250	200	50	80.00%
Contract-Website Hosting	350	350	-	350	0.00%
Communication - Teleph - Field	120	120	189	(69)	157.50%
Postage and Freight	55	55	67	(12)	121.82%
Utility - General	18,677	18,677	16,066	2,611	86.02%
Utility - Other	3,238	3,238	2,886	352	89.13%
Electricity - Streetlights	1,344	1,344	1,338	6	99.55%
Utility - Irrigation	3,600	3,600	2,344	1,256	65.11%
Utility - Refuse Removal	1,446	1,446	1,547	(101)	106.98%
R&M-General	1,500	1,500	58,435	(56,935)	3895.67%
R&M-Electrical	425	425	61	364	14.35%
R&M-Roof	360	360	-	360	0.00%
R&M-Fire Equipment	100	100	102	(2)	102.00%
R&M-Plumbing	200	200	10	190	5.00%
Misc-Contingency	3,000	3,000	1,410	1,590	47.00%
Misc-Information Technology	660	660	943	(283)	142.88%
Misc-Mileage Reimbursement	325	325	490	(165)	150.77%
Office Supplies	2,000	2,000	1,598	402	79.90%
Supplies-Cleaning & Paper	325	325	211	114	64.92%
Reserves-Lodge	1,650	1,650	-	1,650	0.00%
Total Parks and Recreation - General	112,890	112,890	175,781	(62,891)	155.71%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>Swimming Pool</u>					
Payroll-Maintenance	14,048	14,048	12,830	1,218	91.33%
Payroll-Administrative	14,603	14,603	9,166	5,437	62.77%
Payroll-Pool Attendants	21,243	21,243	15,757	5,486	74.18%
FICA Taxes	3,817	3,817	2,888	929	75.66%
Communication - Teleph - Field	800	800	732	68	91.50%
R&M-General	300	300	281	19	93.67%
R&M-Electrical	100	100	33	67	33.00%
R&M-Pools	1,500	1,500	1,750	(250)	116.67%
Misc-Licenses & Permits	250	250	250	-	100.00%
Misc-Contingency	3,250	3,250	3,762	(512)	115.75%
Op Supplies - Pool Chemicals	2,250	2,250	2,649	(399)	117.73%
Reserve - Pool	16,810	16,810	4,409	12,401	26.23%
Reserves-Pool Filters	-	-	856	(856)	0.00%
Reserves-Pool Pumps	-	-	275	(275)	0.00%
Total Swimming Pool	78,971	78,971	55,638	23,333	70.45%
<u>Fitness Center</u>					
Payroll-Maintenance	2,342	2,342	1,696	646	72.42%
Payroll-Administrative	7,301	7,301	3,699	3,602	50.66%
FICA Taxes	738	738	413	325	55.96%
Contracts-Janitorial Services	1,560	1,560	432	1,128	27.69%
Contracts-Fitness Equipment	1,200	1,200	400	800	33.33%
Contracts-Pest Control	163	163	214	(51)	131.29%
R&M-General	300	300	149	151	49.67%
R&M-Electrical	100	100	-	100	0.00%
R&M-Equipment	1,000	1,000	1,609	(609)	160.90%
Misc-Contingency	300	300	918	(618)	306.00%
Supplies-Cleaning & Paper	650	650	327	323	50.31%
Reserve - Equipment	2,500	2,500	-	2,500	0.00%
Total Fitness Center	18,154	18,154	9,857	8,297	54.30%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>Park & Grounds</u>					
Payroll-Maintenance	23,414	23,414	16,275	7,139	69.51%
Payroll-Administrative	7,301	7,301	3,978	3,323	54.49%
FICA Taxes	2,350	2,350	1,563	787	66.51%
Contracts-Janitorial Services	1,300	1,300	864	436	66.46%
Contracts-Roof	360	360	240	120	66.67%
Contracts-Pest Control	215	215	145	70	67.44%
R&M-General	2,000	2,000	1,618	382	80.90%
R&M-Electrical	175	175	844	(669)	482.29%
R&M-Irrigation	1,000	1,000	461	539	46.10%
R&M-Backflow Inspection	355	355	210	145	59.15%
Misc-Contingency	2,500	2,500	1,640	860	65.60%
Supplies-Cleaning & Paper	275	275	101	174	36.73%
Reserves - Irrigation System	500	500	-	500	0.00%
Reserve-Mulch	2,000	2,000	3,821	(1,821)	191.05%
Reserve - Parking Lot	1,200	1,200	-	1,200	0.00%
Reserve - Playground	2,500	2,500	-	2,500	0.00%
Total Park & Grounds	47,445	47,445	31,760	15,685	66.94%
<u>Reserves</u>					
Reserve - CDD Amenity	28	28	-	28	0.00%
Total Reserves	28	28	-	28	0.00%
TOTAL EXPENDITURES & RESERVES	399,916	399,916	386,430	13,486	96.63%
Excess (deficiency) of revenues					
Over (under) expenditures	-	-	5,481	5,481	0.00%
Net change in fund balance	\$ -	\$ -	\$ 5,481	\$ 5,481	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2020)	317,040	317,040	317,040		
FUND BALANCE, ENDING	\$ 317,040	\$ 317,040	\$ 322,521		

PINEY-Z

Community Development District

Supporting Schedules

September 30, 2021

**Non-Ad Valorem Special Assessments - Leon County Tax Collector
(Monthly Assessment Collection Distributions)
For the Fiscal Year Ending September 30, 2021**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount
ASSESSMENTS LEVIED FY2021				\$ 394,706
Allocation %				100%
11/13/20	3,244	135	100	3,479
11/23/20	40,893	1,704	1,265	43,862
12/23/20	70,589	2,941	2,183	75,714
12/30/20	214,689	8,945	6,640	230,274
01/20/21	13,709	424	424	14,557
02/08/21	5,326	109	165	5,599
03/17/21	4,508	46	139	4,693
04/13/21	9,130	0	282	9,412
05/10/21	3,378	0	104	3,483
6/15/2021	1,045	0	32	1,077
6/21/2021	2,120	370	66	2,555
				0
TOTAL	\$ 368,631	\$ 14,674	\$ 11,401	\$ 394,706

% COLLECTED 100%

TOTAL OUTSTANDING	\$ 0
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Cash and Investment Report

September 30, 2021

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND				
Operating Checking Account	BB&T	Business checking	0.00%	\$112,582
Petty Cash	Petty Cash	Cash	0.00%	\$250
Public Funds Money Market Account	Centennial Bank	Money Market Account	0.20%	\$226,210
			Total	<u><u>\$339,042</u></u>

Piney-Z CDD
Bank Reconciliation

Bank Account No. 2471 BB&T GF Checking
Statement No. 09-21
Statement Date 9/30/2021

G/L Balance (LCY)	112,581.56	Statement Balance	120,100.15
G/L Balance	112,581.56	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	120,100.15
Subtotal	112,581.56	Outstanding Checks	7,518.59
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	112,581.56	Ending Balance	112,581.56
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
8/31/2021	Payment	57878	ALLWAYS IMPROVING LLC	532.33	0.00	532.33
9/24/2021	Payment	57893	COMCAST	242.15	0.00	242.15
9/29/2021	Payment	57896	INFRAMARK, LLC	2,631.36	0.00	2,631.36
9/30/2021	Payment	57897	FLORIDA MUNICIPAL INSURANCE TR	4,112.75	0.00	4,112.75
Total Outstanding Checks.....				7,518.59		7,518.59

PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 9/1/21 to 9/30/21

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
BB&T GF CHECKING - (ACCT# XXXXX2471)									
Check	57881	09/02/21	Vendor	BB&T	082521-0985	PURCHASES 7/26/21-8/25/21	HOME DEPOT-POOL CHEMICALS	001-552009-57205	\$61.94
Check	57881	09/02/21	Vendor	BB&T	082521-0985	PURCHASES 7/26/21-8/25/21	SAMS CLUB-CLEANING	001-552083-57201	\$14.98
Check	57881	09/02/21	Vendor	BB&T	082521-0985	PURCHASES 7/26/21-8/25/21	SAMS CLUB-ATTENDANT BEVERAGES	001-549900-57205	\$54.60
Check	57881	09/02/21	Vendor	BB&T	082521-0985	PURCHASES 7/26/21-8/25/21	SAMS CLUB-CLEANING	001-552083-57201	\$5.66
Check	57881	09/02/21	Vendor	BB&T	082521-0985	PURCHASES 7/26/21-8/25/21	SAMS CLUB-CLEANING	001-552083-57214	\$5.66
Check	57881	09/02/21	Vendor	BB&T	082521-0985	PURCHASES 7/26/21-8/25/21	SAMS CLUB-CLEANING	001-552083-57240	\$5.66
Check	57881	09/02/21	Vendor	BB&T	082521-0985	PURCHASES 7/26/21-8/25/21	STAPLES-OFFICE SUPPLIES	001-551002-57201	\$59.99
Check	57881	09/02/21	Vendor	BB&T	082521-0985	PURCHASES 7/26/21-8/25/21	STAPLES-OFFICE SUPPLIES	001-551002-57201	\$106.88
Check	57881	09/02/21	Vendor	BB&T	082521-0985	PURCHASES 7/26/21-8/25/21	HOME DEPOT-CLEANING	001-552009-57205	\$8.95
Check	57881	09/02/21	Vendor	BB&T	082521-0985	PURCHASES 7/26/21-8/25/21	HOME DEPOT-R&M AIR FILTERS	001-546001-57201	\$18.96
Check	57881	09/02/21	Vendor	BB&T	082521-0985	PURCHASES 7/26/21-8/25/21	SAMS CLUB-ATTENDANT BEVERAGES	001-549900-57205	\$34.74
Check	57881	09/02/21	Vendor	BB&T	082521-0985	PURCHASES 7/26/21-8/25/21	SAMS CLUB-CLEANING	001-552083-57201	\$5.66
Check	57881	09/02/21	Vendor	BB&T	082521-0985	PURCHASES 7/26/21-8/25/21	SAMS CLUB-CLEANING	001-552083-57214	\$5.66
Check	57881	09/02/21	Vendor	BB&T	082521-0985	PURCHASES 7/26/21-8/25/21	SAMS CLUB-CLEANING	001-552083-57240	\$5.66
Check	57881	09/02/21	Vendor	BB&T	082521-0985	PURCHASES 7/26/21-8/25/21	STAPLES-OFFICE SUPPLIES	001-551002-57201	\$96.77
Check	57881	09/02/21	Vendor	BB&T	082521-0985	PURCHASES 7/26/21-8/25/21	HOME DEPOT-SIGN CLAMPS	001-546001-57205	\$2.98
Check	57881	09/02/21	Vendor	BB&T	082521-0985	PURCHASES 7/26/21-8/25/21	HOME DEPOT-TILE CLEANING	001-552009-57205	\$14.91
Check	57881	09/02/21	Vendor	BB&T	082521-0985	PURCHASES 7/26/21-8/25/21	HOME DEPOT-PAINT	001-546001-57240	\$12.84
Check	57881	09/02/21	Vendor	BB&T	082521-0985	PURCHASES 7/26/21-8/25/21	HOME DEPOT-BLEACH	001-552083-57240	\$9.96
Check	57882	09/03/21	Vendor	OFFICE BUSINESS SYSTEMS INC	IN2385	CONTRACT 7/30/21-8/29/21 USAGE PERIOD	Contract-Copier Maintenance	001-534097-57201	\$5.44
Check	57883	09/03/21	Vendor	RAINBOW OUTDOOR SERVICES	8277	AUG 2021 LANDSCAPE SVC	Contr-Landscape-Amenities Area	001-534053-53901	\$1,300.00
Check	57884	09/03/21	Vendor	RICK EVANS	083021	AUG 2021 MILEAGE	Misc-Mileage Reimbursement	001-549951-57201	\$28.48
Check	57888	09/14/21	Vendor	CAPITAL SECURITY AND	20191040	100 KEY FOBS	MISC REPAIR	001-534037-57201	\$600.00
Check	57889	09/14/21	Vendor	CITY OF TALLAHASSEE	08302021	SVC 7/29/21-8/26/21	Utility - Irrigation	001-543014-57201	\$285.05
Check	57889	09/14/21	Vendor	CITY OF TALLAHASSEE	08302021	SVC 7/29/21-8/26/21	Utility - General	001-543001-57201	\$1,416.23
Check	57889	09/14/21	Vendor	CITY OF TALLAHASSEE	08302021	SVC 7/29/21-8/26/21	Utility - Refuse Removal	001-543020-57201	\$127.92
Check	57890	09/14/21	Vendor	QUALITY FLOOR CLEANING, LLC	9117	GENERAL CLEANING AUGUST 2021	Contracts-Janitorial Services	001-534026-57201	\$216.00
Check	57890	09/14/21	Vendor	QUALITY FLOOR CLEANING, LLC	9117	GENERAL CLEANING AUGUST 2021	Contracts-Janitorial Services	001-534026-57214	\$108.00
Check	57890	09/14/21	Vendor	QUALITY FLOOR CLEANING, LLC	9117	GENERAL CLEANING AUGUST 2021	Contracts-Janitorial Services	001-534026-57240	\$216.00
Check	57891	09/21/21	Vendor	LEWIS, LONGMAN, & WALKER, P.A.	MCL-143150	PROFESSIONAL SVCS 08/21	ProfServ-Legal Services	001-531023-51401	\$2,000.00
Check	57892	09/24/21	Vendor	CITY OF TALLAHASSEE	091321	SVC 8/12/21-9/13/21	Electricity - Streetlighting	001-543013-57201	\$113.53
Check	57893	09/24/21	Vendor	COMCAST	091121-3478	SVC 9/25/21-10/24/21	Utility - Other	001-543004-57201	\$242.15
Check	57894	09/24/21	Vendor	MARPAN SUPPLY CO., INC.	1650726	MTHLY RENTAL 10/1/21	FY 2022 INVOICE	001-534098-57201	\$26.00
Check	57895	09/24/21	Vendor	RAINBOW OUTDOOR SERVICES	8278	IRR REPAIR SUPPLY LINE	R&M-Irrigation	001-546041-57240	\$396.35

PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 9/1/21 to 9/30/21

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
Check	57896	09/29/21	Vendor	INFRAMARK, LLC	67910	MGMT FEES SEPT 2021	ProfServ-Mgmt Consulting Serv	001-531027-57201	\$2,611.50
Check	57896	09/29/21	Vendor	INFRAMARK, LLC	67910	MGMT FEES SEPT 2021	Postage and Freight	001-541006-51301	\$19.50
Check	57896	09/29/21	Vendor	INFRAMARK, LLC	67910	MGMT FEES SEPT 2021	Printing and Binding	001-547001-51301	\$0.36
Check	57897	09/30/21	Vendor	FLORIDA MUNICIPAL INSURANCE TR	INV-34494-S4S5	1ST INSTALLMENT-FY 21/22	Prepaid Expense	001-155000-57201	\$4,112.75
ACH	DD000842	09/01/21	Employee	SAMUEL S. VERRIER	PAYROLL	September 01, 2021 Payroll Posting			\$257.65
ACH	DD000843	09/01/21	Employee	MASON SLADE	PAYROLL	September 01, 2021 Payroll Posting			\$360.16
ACH	DD000844	09/01/21	Employee	MELINDA J. PARKER	PAYROLL	September 01, 2021 Payroll Posting			\$2,082.90
ACH	DD000845	09/01/21	Employee	RICKY S EVANS	PAYROLL	September 01, 2021 Payroll Posting			\$1,584.69
ACH	DD000846	09/01/21	Employee	JOSH L. ROBERTS	PAYROLL	September 01, 2021 Payroll Posting			\$176.05
ACH	DD000847	09/01/21	Employee	GIANNA A. FIORENZA	PAYROLL	September 01, 2021 Payroll Posting			\$365.71
ACH	DD000848	09/15/21	Employee	SAMUEL S. VERRIER	PAYROLL	September 15, 2021 Payroll Posting			\$313.06
ACH	DD000849	09/15/21	Employee	MASON SLADE	PAYROLL	September 15, 2021 Payroll Posting			\$304.75
ACH	DD000850	09/15/21	Employee	MELINDA J. PARKER	PAYROLL	September 15, 2021 Payroll Posting			\$2,082.90
ACH	DD000851	09/15/21	Employee	RICKY S EVANS	PAYROLL	September 15, 2021 Payroll Posting			\$1,548.52
ACH	DD000852	09/15/21	Employee	JOSH L. ROBERTS	PAYROLL	September 15, 2021 Payroll Posting			\$245.31
ACH	DD000853	09/15/21	Employee	GIANNA A. FIORENZA	PAYROLL	September 15, 2021 Payroll Posting			\$404.49
ACH	DD000854	09/29/21	Employee	SAMUEL S. VERRIER	PAYROLL	September 29, 2021 Payroll Posting			\$343.55
ACH	DD000855	09/29/21	Employee	MASON SLADE	PAYROLL	September 29, 2021 Payroll Posting			\$360.16
ACH	DD000856	09/29/21	Employee	MELINDA J. PARKER	PAYROLL	September 29, 2021 Payroll Posting			\$2,082.90
ACH	DD000857	09/29/21	Employee	RICKY S EVANS	PAYROLL	September 29, 2021 Payroll Posting			\$1,548.52
ACH	DD000858	09/29/21	Employee	JOSH L. ROBERTS	PAYROLL	September 29, 2021 Payroll Posting			\$239.54
ACH	DD000859	09/29/21	Employee	GIANNA A. FIORENZA	PAYROLL	September 29, 2021 Payroll Posting			\$432.19
ACH	DD000860	09/30/21	Employee	DELORES A. PINCUS	PAYROLL	September 30, 2021 Payroll Posting			\$184.70
ACH	DD000861	09/30/21	Employee	ARTHUR R. KIRBY	PAYROLL	September 30, 2021 Payroll Posting			\$184.70
ACH	DD000862	09/30/21	Employee	FRANK CICIONE	PAYROLL	September 30, 2021 Payroll Posting			\$184.70
ACH	DD000863	09/30/21	Employee	GERALDINE B. CASHIN	PAYROLL	September 30, 2021 Payroll Posting			\$184.70

Account Total \$29,829.57

Seventh Order of Business

Piney-Z Community Development District
CDD Manager's Report
November 4, 2021
for
Meeting of November 15, 2021

LODGE/GARAGE

- quarterly pest control service performed 10-12-21
- variegated ginger near front porch cut back
- purchased nine, 60 inch round tables; older tables from the lodge/garage moved to pavilion, where they are needed to replace those in serious disrepair/trashed

FITNESS CENTER

- quarterly pest control service performed 10-12-21
- the cost of a case of gym wipes necessary to clean the equipment between users has increased, from \$119 to \$245
- monthly maintenance service to increase, effective 1-1-22, by \$25 per month
- electric water heater replaced, McNeill Plumbing. Serves ground floor restrooms. There are three water heaters on the property; they have been inventoried with model, serial, etc.

PAVILION

- nine, 60 inch rounds from lodge moved to pavilion, to replace the nine which were disposed of at the pavilion
- problem with scheduling of the restroom doors has been resolved
- quarterly pest control service performed 10-12-21

POOL

- 36 Miami low back chairs purchased for the deck; due 11-9-21
- 52 cubic foot deck storage unit, Pearl White, purchased and has arrived
- 130 gallon deck box, Arctic White, purchased and has arrived
- the new dolphin has arrived
- pool inspected 9-29-21

- sign-ins through season (5-29-21 to 10-10-21) totaled only 4,968, due to shortened season, more frequent closures than normal and, perhaps, lingering effects of COVID
- there were 129 weather closures totaling 205.73 hours
- *adult swim only* sign-ins, 8 to 8:45AM, averaged:
 - 2.54 per day in June
 - 4.15 per day in July
- *adult swim only* sign-ins, 7:30 to 7:50AM, averaged:
 - 2.91 per day in August
 - 2.66 per day in September
 - .50 per day in October (no one came after 10-1-21)
- moved umbrellas, umbrella stands and large deck fan to garage for winter storage. Umbrellas themselves should last one more year (purchased April 2016)
- replaced mist attachment on pool deck fan
- met with contractor regarding planning for replacement of chemicals shed and possible storage unit for deck furniture – chaise lounges, tables and chairs

PLAYGROUND

- nothing of import to report

PARK AND GROUNDS

- exterior camera enclosures have been cleaned

GENERAL

- FY 2021 completed with modest cash on hand increase
- returned lost cat to its home. One *good* thing resulting from *Next Door...*

UPDATES SINCE PUBLICATION

TBD

FEE INCOME @ 10-31-21

Rental fees retained in calendar year 2021	\$1,866.25*
Fob income realized in calendar year 2021 (154)	\$1,386.00
<i>Pass Holder</i> income realized in calendar year 2021	\$2,613.94**

*net of \$890 rental refunds (2) and \$50 cleaning fine
**one check written, in error, for \$522.78 only

Eighth Order of Business

8A.

**PINEY-Z
COMMUNITY DEVELOPMENT DISTRICT**

Motion: Assigning Fund Balance as of 9/30/21

The Board hereby assigns the FY 2021 Reserves for September 30, 2021 Balance sheet as follows:

Reserves – 1 st Quarter Operating Reserve	\$99,979
Reserves – CDD Amenity	\$23,582
Reserves – Fitness Center	\$5,000
Reserves – Lodge	\$7,952
Reserves – Park	\$7,379
Reserves – Pool Equipment	\$3,411
Reserves – Pool Filters	\$11,114
Reserves – Pool Pumps	\$6,150
Reserves – Pool Shell	\$10,000

Tenth Order of Business

10A.

September 29, 2021

Ms. Susan Denny
Tallahassee-Leon County
Planning Department
Frenchtown Renaissance Center
435 N. Macomb Street
Tallahassee, Florida 32301

Re: Virgil Road Rezoning (TRZ210015)

Dear Ms. Denny,

On behalf of the Piney-Z Homeowners Association and the Piney-Z Community Development District, we are voicing our concerns regarding the Virgil Road Rezoning (TRZ210015). We are concerned that this rezoning/development will:

- Make Planters Ridge Drive a main thoroughfare. Access to the new Development (approximately 100 landlocked homes) via Conner Boulevard would be through our already busy neighborhood. There is already a substantial issue with traffic and speeding on this road without 150+ more vehicles going in and out.
- Increase the risk of neighborhood pedestrian accidents. Planters Ridge does not have sidewalks, so everyone walks on the road.
- Destroy the peace and tranquility of our walk-friendly neighborhood. Our neighbors walk on the streets for exercise, socializing, and to access the trails that run adjacent to our neighborhood (which already bring extra traffic).
- Have adverse effects on the property values of homes adjacent to Planters Ridge.

We believe at a minimum a traffic study to assess the impact needs to be performed to fully understand these issues before moving this rezoning forward to the City Commission. Perhaps a lower density residential zoning should be considered. Thank you for considering the concerns of our neighborhood.

Sincerely,

Mike Gomez

President
Piney-Z Homeowners Association
(850) 766-7730

Cheryl Hudson

President
Piney-Z Community Development District
(407) 267-7688