

CEDAR HOLLOW AT TARA CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES
TUESDAY, FEBRUARY 14, 2023 AT 6:30 PM
AT THE TARA PRESERVE COMMUNITY CENTER,
TARA PRESERVE LANE, BRADENTON, FL

CALL TO ORDER / CERTIFYING A QUORUM – The meeting was called to order at 6:30 PM. by President, Angela DeAngelis. Other Board members attending were Ralph Ditillio, Dwight Guth, Vinnette Palmer, and Mary-Ellen Russo-Jasinski. A quorum was established. Also attending was Judie Littell, LCAM, representing Progressive Community Management, Inc. (PCM).

PROOF OF NOTICE – Notice was posted in accordance with the Bylaws of the Association and requirements of Florida Statutes.

DISPOSITION OF MINUTES FROM NOVEMBER 8, and DECEMBER 22, 2022 – Angela DeAngelis **motioned**, seconded by Vinnette Palmer, to approve the Minutes from the November 8th and December 22nd, 2022 Board meetings. **The motion passed unanimously.**

PRESIDENT’S REPORT – Angela DeAngelis reported that January was a busy month. She spoke about her meeting with Sunrise Landscape in which Ralph, Dwight and Jim Michaelson discussed the Paint Project. Her report covered the roofing, drywall repairs being done by Scott McMillan of Paradise Home Works, LLC and thanked everyone for their work to make January run smoothly.

FINANCIAL REPORT – Ken Palmer reviewed the December 2022 financials. Angela DeAngelis **motioned**, seconded by Vinnette Palmer, to accept the December 2022 financials as presented. **The motion passed unanimously.**

COMMITTEE REPORTS

1. Budget – Angela DeAngelis, Vinnette Palmer, Ken Palmer, Judie Littell – No report.
2. Lawn & Grounds – Barbara Mosher, Linda Page, Angela DeAngelis – had a community walk-through on February 1, 2023 and submitted a list of needs and violations. Ralph Ditillio **motioned**, seconded by Angela DeAngelis, that the Board determined from the Landscape Committee’s review, there are units with plants that violate the association’s planting guidelines. The Board will take action for the association to remove them. **The motion passed** unanimously. Only one potted plant is allowed in the front entrance to the unit.
3. Special Project on Trees on Tara Blvd – No Report
4. Pool – Dwight Guth, Jay Alan – Replaced moderm with protective cover, handrail cover replaced, new floating life preserver and outlets replaced. Handicap signs will be changes. No Motions.
5. Buildings – Ralph Ditillio – Discussion of repair work with Scott McMillan. No Motions
6. Building & Grounds Exterior Lighting – Ralph Ditillio – Discussion concerning garage lights and dusk to dawn lights in entryways. No Motions.
7. Architectural Review – Vinnette Palmer, Ralph Ditillio, Teri Dangel, Dwight Guth – No report.
8. Communications (Web Site) – Joe DiBartolomeo – No report.
9. Welcoming New Owners – Gerri Kardosz, Mary-Ellen Russo-Jasinski – Discussion of Rules package for owners/renters. No motions.

10. Social – Gerri Kardosz, Kathi Beck –First meeting was held on January 30, 2023. Decision on any events going forward will be inclusive of all residents.
11. Leasing – Gerri Kardosz – For February and March, 10 rentals, and 9 in April.
12. Fines – Ken Palmer, Patricia Suarez – No report.
13. 2023 Major Project Manager (Building Painting) – Dan Boone, Chair – Committee members – Ralph Ditillio, Jim Michaelson – See Old Business.

OLD BUSINESS –

1. Painting Project Update – Dan Boone – Dan reviewed the contents of painting emails and responses. Painting has started and working out kinks.
2. Lanai Screen Repairs – Mary-Ellen Russo-Jasinski –On hold until after the painting is done.

NEW BUSINESS –

1. Emergency Contact Info – If after hours, contact PCM, they will contact Judie Littell. If you are going out of town, send email to Judie Littell with date you will be returning and name of whoever has your key (if PCM does not have it already).
2. Mulch – Discussion of mulch vs rock in various locations. Additional mulch bids sought. No Motions.
3. Above Front Door Lighting for First Floor Units – Owners responsible for cleaning front entries and lights.
4. Gather Information on 2 or 3 year Vendor Contracts to Lock in Pricing – Discussion on securing multiyear bids for major contractors. Judie Littell will start working on this.
5. Price Lists from Multiple Vendors –We will continue to secure three bids for projects.
6. Collaboration with Other Tara Condo Associations – Board members attended a president’s council meeting.

OWNER OPPORTUNITIES – Discussion with owner concerning water from outside sprinkler, Ralph will speak with Sunrise.

NEXT BOARD MEETING – The next meeting is on March 14, 2023 at 6:30 PM.

ADJOURNMENT - There being no further business to discuss, Ralph Ditillio **motioned**, seconded by Angela DeAngelis, and passed unanimously, to adjourn the meeting which was at 8:09 PM by President, Angela DeAngelis.

Respectfully submitted,

Judie Littell, LCAM
Progressive Community Management, Inc.
Managing Agent for Cedar Hollow at Tara Condominium Association, Inc.