

**CEDAR HOLLOW AT TARA CONDOMINIUM ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**TUESDAY, MARCH 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 FEBRUARY 14, 2023** – Ralph Ditillio **motioned**, seconded by Vinnette Palmer, to approve the Minutes from the February 14, 2023 Board meeting. **The motion passed unanimously.**

**GUEST SPEAKER** – Jim Cirillo, GCM Insurance gave an update on the IRMA and IAN roof claims. Florida Insurance Guarantee Association (FIGA) was approved to the State fund for IRMA, expected to get \$1.9 MM or \$2 MM to settle for full replacement of the roofs with 2% deductible. This should be finalized by June timeframe. For IAN, the commercial side is now 5% of the buildings' value. SFR is pushing to get the IRMA claim in its entirety. The IAN claim will supplement the IRMA claim. Jim Cirillo will ask SFR to send the estimates for the materials of the reroof to FIGA.

**PRESIDENT'S REPORT** – Interspersed below. Angela did say she was concerned about the roof repairs from Hurricane IAN and that all the sprinkler repairs were done.

**FINANCIAL REPORT** – Ken Palmer reviewed the January 2023 financials. Angela DeAngelis **motioned**, seconded by Mary-Ellen Russo-Jasinski, to put the reserves into an Insurance Cash Sweep (ICS) account per Ken Palmer's recommendation. **The motion passed unanimously.** Angela DeAngelis **motioned**, seconded by Mary-Ellen Russo-Jasinski, to accept the January 2023 financials as presented. **The motion passed unanimously.**

### **COMMITTEE REPORTS**

1. Budget – Angela DeAngelis, Vinnette Palmer, Ken Palmer, Judie Littell – Covered above.
2. Lawn & Grounds – Barbara Mosher, Linda Page, Angela DeAngelis – two proposals were received for mulch from Sunrise Landscaping (\$5,720) and Ramco Mulch (\$8,336) for large nuggets. (See Old Business for motion.) Ken Palmer recommended that because we are removing all the plants in the lower units, that we decide on a program to replace some plants in the lower units. He is proposing that Lawn & Grounds take part of our surplus (which usually goes to the reserves (\$123,000 plus \$43,000 in reserve interest), put it in the operating account. L&G should identify common plantings that will look nice in front of the dining room windows and something that would be reasonably sustainable. Also, the crepe myrtles are too tall for Sunrise to trim. Judie suggested Escalante Professional Tree Service and will send their contact information to Linda Page.
3. Special Project on Trees on Tara Blvd – No Report

4. Pool – Dwight Guth, Jay Alan – In good shape. Ralph and Dwight fixed a leak in the pool and also the electrical panel boxes in the pump equipment room. Dan is having Sureway Painting paint the deck and pool pavilion.
5. Buildings – Ralph Ditillio, Jay Alan, Sam Samphillipo – 7254 is done and will do another water test this weekend to make sure it is sealed. 7252 is done. Discussion ensued about the AC issue in 7245 for replacing and rerouting the refrigerant line as it has a hole in it. Two proposals were received from Badger Bob (\$3,161.25 to replace all 3 lines, and \$2,012.89 for refrigerant line) and Sean McCutcheon AC (\$10,800). Ralph Ditillio **motioned**, seconded by Vinnette Palmer) to accept Badger Bob’s proposal for \$2,012.89 to reroute the refrigerant line per discussion with their technician, who is their service manager. **The motion passed unanimously**. Unit 7234 has a similar problem and requested the Building Committee look at his. Ralph Ditillio would like to have an email to the owners to clean their front entrances.
6. Building & Grounds Exterior Lighting – Ralph Ditillio – Cannot get the yellowish tint on the lights – will go with LED when changing bulbs.
7. Architectural Review – Vinnette Palmer, Ralph Ditillio, Teri Dangel, Dwight Guth – Need to send second email to 7258 to replace the missing bars on the lanai screens.
8. Communications (Web Site) – Joe DiBartolomeo – Gerri Kardosz gives all the new owner contacts to Joe once they are approved.
9. Welcoming New Owners – Gerri Kardosz, Mary-Ellen Russo-Jasinski – Welcomed the new owners of 7255.
10. Social – Gerri Kardosz, Kathi Beck, Arlene Conaghan, Mary-Ellen Russo-Jasinski, Tina Romanski, Carol Stewart, Sue Yacavonis – Last month’s pizza party had 33 attending. On Saturday, 30 people signed up for the subs/hero party. Next month, hamburgers and hot dogs.
11. Leasing – Gerri Kardosz – There are 9 in March, 8 in April, and 5 in May.
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 reported that buildings 15, 14, 13, 12, 11, 10, 9 and 8 are complete. The exterior of building 16 is completed, with the lanai’s balconies, landings, stairs, handrails and front doors to go. The project is very close to being on schedule.
2. Mulch Large or Small – Angela DeAngelis **motioned**, seconded by Vinnette Palmer, to approve the Sunrise Landscape proposal for \$5,720 per their quote for the large mulch nuggets. **The motion passed unanimously**.
3. Application Updates – Angela DeAngelis **motioned**, seconded by Ralph Ditillio, to increase the application fee from \$100 to \$150 per Florida Statute 718, effective April 1, 2023. **The motion passed unanimously**.
4. Key to Unit Updates – Teri Dangle updated the key list for the owners. Out of 96 units, there were only 20 keys left. Some of these might not work because there are new owners for some of these addresses and they, plus others, may have changed their locks in the past 5 years. It is time for all owners to send their keys, or keycodes, to Judie Littell at PCM. Or, if they have a neighbor or relative who can give access to their units in case of emergencies, or when the interior sprinklers need to be annually inspected, to give their contact information to Judie. She will write an email for Joe DeBartolomeo to send out to the members.

**NEW BUSINESS –**

1. Fall Project of Damaged Down Spouts Replacement – Building Committee will manage this project.

**OWNER OPPORTUNITIES** – It was suggested to put a sign up at 7104 near the white curb “Stay Away From Curb” for UPS and other truck drivers who hit that curb. Another owner would like sod put in front of her unit. After the buildings are painted, will do the mulch and then sod. The shrubs need to be trimmed as well as the palm trees over the roofs, after the painting project is done. As for mulch, it was suggested to do the units in stages. Another owner wanted to know if we could trim the palm trees on the golf course side. That would be up to the CDD.

**NEXT BOARD MEETING** – The next meeting is on April 18, 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 7:58 PM by President, Angela DeAngelis.

Respectfully submitted,

Judie Littell, LCAM

Progressive Community Management, Inc.

Managing Agent for Cedar Hollow at Tara Condominium Association, Inc.