

CEDAR HOLLOW AT TARA CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES
TUESDAY, APRIL 11, 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, and Mary- Ellen Russo-Jasinski. Vinnette Palmer was absent with notice. 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 MARCH 14, 2023 – Mary- Ellen Russo-Jasinski **motioned**, seconded by Dwight Guth, to approve the Minutes from the March 14, 2023 Board meeting. **The motion passed unanimously.**

PRESIDENT’S REPORT – Angela DeAngelis thanked Barbara Mosher, Linda Page and Ralph Ditillio for their many walk throughs on the property. There are two fire panels outside the buildings that need to be replaced. Angela spoke about the irrigation and mulch. As far as leasing and purchasing, Cedar Hollow was taking \$100 for the application fee and as of April 1, 2023, it is \$150. Angela and Ralph met with a concrete vendor as the sidewalk uplifted due to tree roots and is a liability – cost \$700 to grind or \$1,400 to replace. 7 oak trees were identified; more information will be available for the next meeting. The County wants us to get a permit. For every tree removed, it needs to be replaced by two trees that are similar.

FINANCIAL REPORT – Angela read Ken Palmer’s review for the February 2023 financials, as March was not available yet. Angela DeAngelis **motioned**, seconded by Ralph Ditillio, to put the CD that is with Liberty Savings Bank which matures on April 19th, into a different bank to limit our FDIC exposure at Liberty, per Ken Palmer’s recommendation. **The motion passed unanimously.** Angela DeAngelis **motioned**, seconded by Mary- Ellen Russo-Jasinski, to accept the February 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 – Met with irrigation people and will schedule entire property where the sprinklers need to be fixed. The mulch has been approved and waiting for the plant project to be finished but need handyman to work on the plants. Sunrise will reimburse for the sprinkler issue.
3. Special Project on Trees on Tara Blvd – No Report
4. Pool – Dwight Guth, Jay Alan – Everything is working well.
5. Buildings – Ralph Ditillio, Jay Alan, Sam Samphilippo – There is a water problem at 7130 with water pipes making noise. 7137 has a flickering bulb going on for months. Dan Boone will look at it when they paint her lanai.
6. Building & Grounds Exterior Lighting – Ralph Ditillio – Jay Alan and Sam Samphilippo will cover for Ralph when he goes back north.

7. Architectural Review – Vinnette Palmer, Ralph Ditillio, Teri Dangel, Dwight Guth – No report.
8. Communications (Web Site) – Joe DiBartolomeo – It is continuing the way it always has been. Angela sends emails to Joe who send them out.
9. Welcoming New Owners – Gerri Kardosz, Mary-Ellen Russo-Jasinski – Will be welcoming the new owner of 7238.
10. Social – Gerri Kardosz, Kathi Beck, Arlene Conaghan, Mary-Ellen Russo-Jasinski, Tina Romanski, Carol Stewart, Sue Yacavonis – St. Patrick’s Day Sub party was cancelled due to weather forecast for the weekend, which proved wrong. The next event is a cookout on April 15 with rain date of April 16. A flyer was posted on the bulletin board and by the pool area. Angela DeAngelis **motioned**, seconded by Ralph Ditillio, for the association to purchase another charcoal grill with two bags of briquettes. **The motion passed unanimously.**
11. Leasing – Gerri Kardosz – 8 in April; 5 in May; 5 in June.
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 –

4. Painting Project Update – Dan Boone – They are 66% complete. The project is coming close to the finish line. Buildings should finish May 8th and the pool house, pool deck, pool railings and mailbox cluster should finish by May 13th or before unless weather interferes.
1. Fall Project of Damaged Down Spouts Replacement – The replacement or repair of some downspouts will be done when Ralph Ditillio comes back in September. The backsplash will be considered after the mulch projects is done.
2. Key for Emergency Access – This is a work in progress.
3. Bids on Landscaping Vendors – The Landscaping Committee interviewed three landscaping companies in addition to Sunrise; Greenthumb, Yellowstone, and Juniper. They are more than what we are paying now. A decision will be made at the May Board meeting.

NEW BUSINESS –

1. Fire Alarm Sprinkler System Repairs at 7242 and 7243 – Ratify Fire Safety, Inc. Angela DeAngelis **motioned**, seconded by Ralph Ditillio, to approve the proposal from Fire Safety, Inc. for \$11,646 for the two buildings to replace the fire alarm control panels. **The motion passed unanimously.**
2. Concrete Downspouts – It was suggested that all the downspouts be concrete for those who do not have them already. This was tabled for now.

OWNER OPPORTUNITIES – It was suggested to have a reserve for mulch.

NEXT BOARD MEETING – The next meeting is on May 9, 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 7:47 PM by President, Angela DeAngelis.

Respectfully submitted,

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