

CEDAR HOLLOW AT TARA CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES
TUESDAY, MAY 9, 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 by President, Angela DeAngelis at 6:30 PM. Other board members attending were Ralph Ditillio, Dwight Guth via phone, 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 – Ralph Ditillio **motioned**, seconded by Vinnette Palmer, to approve the board meeting minutes from April 11, 2023 as written. **The motion passed unanimously.**

FINANCIAL REPORT – Ken Palmer reviewed the March 2023 financials. Angela DeAngelis **motioned**, seconded by Mary-Ellen Russo-Jasinski, to approve the financial report as presented. **The motion passed unanimously.**

PRESIDENT’S REPORT - Angela thanked all the volunteers and committee members for their work these last few months. The roof damage insurance claim is still in process and we will keep the community updated on its status. Piper Fire will be performing outside and inside fire sprinkler systems inspections as mandated by the Fire Marshall to be done by June 5th. All units should be made available to be inspected, and emails will be sent to all owners identifying their responsibility.

Bank United CD – Angela DeAngelis **motioned**, seconded by Vinnette Palmer, to make a Title Change for May 10, 2023. A former treasurer of the Cedar Hollow at Tara Condominium Association will be removed as a signer on a CD account at Bank United, 1575 South Tamiami Trail, Sarasota, FL 34239. The new signer on the CD account will be Angela DeAngelis, President. A second signer will be Vinnette Dahnii Palmer, Vice President. **The motion passed unanimously.**

Cadence Bank CD – Angela DeAngelis **motioned**, seconded by Ralph Ditillio, to have a second signer be added to the Cedar Hollow CD account at Cadence Bank that matures on 5/16/23. The CD will mature and balance rolled over to a new CD account will be opened with 2 signers. The two authorized signers on this CD account will be board president, Angela DeAngelis and Vinnette Dahnii, board vice president. **The motion passed unanimously.**

Pool – A pool maintenance issue discussion resulted in an agreement to change pool maintenance contractors. See Pool Committee report.

COMMITTEE REPORTS

1. Budget – Angela DeAngelis, Vinnette Palmer, Ken Palmer, and Judie Littell – No additional report.

2. Lawn & Grounds – Barbara Mosher and Linda Page – Committee reported that in the last two days a handyman removed unauthorized plants. Sunrise started irrigation repair. Mulch will be scheduled now that the building painting project is over, and we will obtain quotes for the palm tree trimming.
3. Special Projects - Angela DeAngelis – None
4. Pool - Dwight Guth, Jay Alan – Ralph Ditillio led a discussion concerning pool house maintenance issues. After discussion, Ralph Ditillio **motioned**, seconded by Angela DeAngelis, to terminate Pools by Lowell for non-performance effective immediately, and hire Sunshine Pools as our new pool maintenance contractor. **The motion passed unanimously.** After discussion of the costs and benefits of a salt pool, Angela DeAngelis **motioned**, seconded by Vinnette Palmer, to change to a saltwater pool. **The motion passed unanimously.** After discussion, it was decided that Judie will create sign-in forms for the pool and pest control vendors at the pool house.
5. Buildings - Ralph Ditillio, Jay Alan, Sam Samphillipo – Remaining downspouts will be done this summer. Ralph thanked Sam and Jay for their help and they will be on property this summer.
6. Buildings & Grounds, Exterior Lighting – Ralph Ditillio – No report, owners should contact Judie if you have an issue.
7. Architectural Design – Vinnette Palmer, Ralph Ditillio, Teri Dangel, Dwight Guth – One ARC was received for installing rocks instead of mulch around the AC units. After discussion, Angela DeAngelis **motioned**, seconded by Mary-Ellen Russo-Jasinski, to deny the ARC request. **The motion passed unanimously.**
8. Communications - Joe DiBartolomeo - No Report.
9. Welcoming – Gerri Kardosz, Mary-Ellen Russo-Jasinski – The 3 new residents have not yet been formally welcomed.
10. Social - Gerri Kardosz, Kathi Beck, Arlene Conaghan, Mary-Ellen Russo-Jasinski, Tina Romanski, Carol Stewart, Sue Yacavonis – In April, the social was well attended. After discussion of ant problems, Judie will follow-up with our pest control company.
11. Leasing - Gerri Kardosz – Indicated that we are not at rental cap, presently at 6 rentals
12. Fines – Ken Palmer, Patricia Suarez – None
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 – Building paint project completed. The paint committee of Dan, Ralph Ditillio and Jim Michaelson were thanked for a wonderful job.
2. Landscape Contract – Discussion followed of bid proposals for new lawn maintenance contract to begin Sep. 1, 2023. Following discussion, Angela DeAngelis **motioned**, seconded by Mary-Ellen Russo-Jasinski, to continue with Sunrise Landscaping for an annual contract at \$58,000. **The motion passed unanimously.**

3. Concrete Downspouts – No decision.
4. Lower Unit Lanai Frames, Bolts, Doors & Screens – After discussion of required fix for lanai unit frame fasteners, a frame fastener was thought to be a stainless steel fastener for the bottom frame in lanais. This is in process.

NEW BUSINESS –

1. Fire Alarm Sprinkler System Repairs at 7242 and 7243 Angela DeAngelis **motioned**, to approve Fire Safety's **proposal** of \$11,646 to replace the FACP panels at 7242 and 7243 which is scheduled for May. They are waiting for parts to arrive. **The motion passed unanimously.**
2. Fire Alarm Sprinkler System Inspections – Angela DeAngelis **motioned**, seconded by Dwight Guth, to approve the proposal from Piper Fire Protection (\$2,775) to do the exterior fire alarm system, including standpipes, and interior sprinkler system inspections by June 5th. . **The motion passed unanimously.**
3. Website – Vinnette discussed the updating of the Cedar Hollow Website, which should be completed by mid-June. This will provide access to information, rules and regulations, ARC (Architectural Review Committee) form application, application for purchase/lease, as well as approved minutes and financials.

OWNER OPPORTUNITIES – Owner asked about sod replacement. Sod will be considered when our irrigation infrastructure is completed. Owner asked to have the minutes sent in an email blast to all the members, the board will discuss minute and financial statement distribution through the website. Owner with a sprinkler head and the dirt mound issue will be looked into.

NEXT BOARD MEETING – September 12, 2023

ADJOURNMENT – There being no further business to discuss, Angela DeAngelis **motioned**, seconded by Mary-Ellen Russo-Jasinski, to adjourn the meeting. **The motion passed unanimously**, and was closed by President, Angela DeAngelis, at 8:20 PM.

Respectfully submitted,

Judie Littell, LCAM

Progressive Community Management, Inc.

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