

**CEDAR HOLLOW AT TARA CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING - TUESDAY, NOVEMBER 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 by Vice-President Vinnette Palmer, at 6:30 PM. Other Board members Angela DeAngelis, Ralph Ditillio, and Dwight Guth. A quorum was established. Robert Wiebusch, LCAM, attended representing Progressive Community Management, Inc. (PCM). Jim Cirillo was present.

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

APPROVAL OF MINUTES – Vinnette Palmer **motioned**, seconded by Angela DeAngelis, to approve the minutes from the October 10, 2023 board meeting. **The motion passed unanimously.**

FINANCIAL REPORT – Ken Palmer reviewed the October financial report. Angela DeAngelis **motioned**, seconded by Vinnette Palmer, to approve the October financial report as presented. **The motion passed unanimously.**

PRESIDENT'S REPORT – Angela DeAngelis reported a Magnolia Tree was planted near the entrance to the property in memory of John Kardosz, a former Board President.

COMMITTEE REPORTS

1. Budget – Ken Palmer reviewed the proposed 2024 Budget.
2. Lawn and Grounds – Barbara Mosher reported on the 2023 accomplishments. This year we have experienced a severe drought which has affected many areas of landscaping.
3. Pool – Dwight Guth reported on the salt water pool working well this year.
4. Buildings / Grounds / Exterior Lighting – Ralph Ditillio reported repairs included replacing 4 tamper valves at \$500 each; replace 2 annunciators at \$14,400; and 63 interior sprinklers were replaced.
5. ARC – Discussion continued on the unapproved hurricane shutters. Owner was informed that the installation is non-conforming and is in violation with the Association's Rules and Guidelines.
6. Leasing – No new leasing activity this month.
7. Communications / Website – Vinnette reported that the website has had 324 visits to the owner's portal.
8. Welcoming – No report.
9. Social – No Report.
10. Fines – No Report.

OLD BUSINESS –

1. Roof Claim Update – Jim Cirillo was present to update the Hurricane roof damage claim and stated FIGA is moving forward and we should expect a settlement offer in the next several months.
2. Lanai Repairs Update – Ralph Ditillio reported that all but one lanai has had new frame anchors replaced.

3. Fire Extinguisher Certification Update – At this time, there are still 3 owners who have not yet recertified their unit fire extinguishers.
4. Fire Suppression and Alarm System Update – We are in compliance with having all our unit fire sprinkler system inspected. The original inspection on June 5th, identified 36 units that had defects. Sprinklers were obstructed, painted, over-sprayed or corroded. Repairs have been made and a new panel was replaced at 7273. The Association bore the costs of the all the defective sprinkler corrections. The Board reiterated that future sprinkler replacement resulting from being painted or over-sprayed conditions, a fineable offense by NFPA standards, will be the responsibility of the homeowner.

NEW BUSINESS –

1. Special Members Meeting Voting Results –

Carry Over – 65 yes, 1 no.

Cross Utilization – 61 yes, 5 no

Funding Reserves at 100% - 30

Funding Reserves at 50% - 36

Financial Reporting Waiver – yes for reducing - 41; No against reducing - 25

Adoption of 2024 Budget - Angela DeAngelis **motioned**, seconded by Dwight Guth to adopt 2024 budget and reserves as presented to the members. **The motion passed unanimously.**

OWNERS COMMENTS AND OPPORTUNITIES – Laurel Breeden ardently expressed to the audience the job that this year’s Board has done. She stated that a recent action by a few owners does not reflect the sentiment of all the owners. She explained that the majority of the owners would like to have the current board continue its stewardship of the community. She was president of her association in Texas and knows how hard this Board has worked and they are all volunteers. Other owners spoke to this and congratulated Board and Committee members on their hard work.

ADJOURNMENT – There being no further business to discuss, Angela DeAngelis **motioned**, seconded by Ralph Ditillio, to adjourn the meeting 8:35 PM. **The motion passed unanimously.**

Respectfully submitted,

Robert Wiebusch, LCAM

Progressive Community Management, Inc.

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