

**CEDAR HOLLOW AT TARA CONDOMINIUM, ASSOCIATION, INC.  
ANNUAL MEMBER AND BOARD ORGANIZATIONAL MEETINGS MINUTES  
JANUARY 10, 2023 AT 7:00 PM  
TARA PRESERVE COMMUNITY CENTER, TARA PRESERVE LANE,  
BRADENTON, FLORIDA**

**MEMBER MEETING**

**Call to Order** – The meeting was called to order by Vice-President Vinnette Palmer at 7:02 PM and welcomed everyone to the meeting. While the proxies were being counted, guest speaker Jim Cirillo, Jr. from GCM Insurance spoke about the insurance market being in an absolute crisis, as this is the worst market in Florida history. He also explained the impact of Hurricanes IRMA and IAN on the insurance and how it contributed to higher rates. There will be a special assessment of \$290 to cover the shortfall. He gave an update on the roof claims. Due to our carrier, American Capital going out of business, Florida Insurance Guarantee Association (FIGA) took over, but the claim process had to start over. For IRMA, there is a 2% insurance deductible and it is higher for the secondary claim for IAN. The roof reserve will cover the insurance deductible. Once the repairs are made, the association can ask the insurance carrier to reconsider our premium and lower the insurance.

**Appoint 3 Members to Count Proxies** – Kathy Beck, Gerri Kardosz, and Wanda Schmidt counted the proxies and were thanked by Angela DeAngelis.

**Determining a Quorum** – 24 is the required number for a quorum. There were 40 members counted (in person and by proxy) and a quorum was established.

**Proof of Mailing of Notice of Annual Meeting** – Judie Littell, LCAM, of PCM generated a USPS Proof of mailing regarding the Annual Meeting Package.

**Approve Minutes of Last Annual Meeting** – Angela DeAngelis **motioned**, seconded by Dwight Guth, to accept the minutes from the January 11, 2022, Annual Meeting as written. **The motion passed unanimously.**

**President’s Report** – Angela DeAngelis reported on the sudden passing of John Kardosz, immediate past president. He will be greatly missed by all.

**New Business** –

- Vote on Carry Over                    \_39\_ Yes     \_0\_ No     \_1\_ Abstain
- Vote on Cross Utilization of Reserves   \_38\_ Yes     \_0\_ No     \_3\_ Abstain
- Vote on Financial Reporting            \_26\_ Yes     \_7\_ No     \_7\_ Abstain

All three carried.

- The Paint Project – Dan Boone, project chairperson, gave a detailed report as to how the painting of all buildings and pool house will be done. He will be preparing emails on the process and to keep owners informed from start to finish. His committee consists of Pat Ryan, who will run the project, Ralph Ditillio, who will be the project leader, and Jim Michaelson. Sureway Painting is the contractor and has painted our buildings for the last three paintings.

- **Appoint Board Members** – Three Intent to be a Candidate forms were received, from Angela DeAngelis, Mary-Ellen Russo-Jasinski, and Vinnette Palmer. Ralph Ditillio and Dwight Guth will be appointed to the board at the board organizational meeting that follows.

**Announce Board Members** – The new board for 2023 will be Angela DeAngelis, Ralph Ditillio, Dwight Guth, Mary-Ellen Russo-Jasinski, and Vinnette Palmer.

**Adjournment** – Angela DeAngelis **motioned**, seconded by Dwight Guth, to adjourn the meeting. **The motion passed unanimously**, and the meeting was adjourned at 8:20 PM by President, Angela DeAngelis.

## **BOARD ORGANIZATIONAL MEETING**

**Call to Order - Certify Quorum** - A quorum was established, and the meeting was called to order by Angela DeAngelis at 8:21 PM. In attendance were Angela DeAngelis, Mary-Ellen Russo-Jasinski, Vinnette Palmer, Ralph Ditillio and Dwight Guth. Judie Littell, LCAM, represented PCM.

**Proof of Notice of the Meeting** was given by Judie Littell, LCAM, of PCM by producing a USPS Proof of mailing regarding the Annual Meeting Package.

**Appoint New Board Members** – Angela DeAngelis **motioned**, seconded by Mary-Ellen Russo-Jasinski, to appoint Ralph Ditillio and Dwight Guth to the Board for 2023. **The motion passed unanimously.**

### **New Business**

A. Elect Officers - The new Board was nominated by Angela DeAngelis, seconded by Vinnette Palmer, and approved. The new officers for 2023 are as follows:

- |                         |                           |
|-------------------------|---------------------------|
| 1. President            | Angela DeAngelis          |
| 2. Vice President       | Vinnette Palmer           |
| 3. Secretary            | Mary-Ellen Russo-Jasinski |
| 4. Treasurer            | Vinnette Palmer           |
| 5. Director at Large    | Ralph Ditillio            |
| 6. Director at Large    | Dwight Guth               |
| 7. Assistant Treasurer* | William Sutton            |

(\* ) With no voting powers

**Special Insurance Assessment** – Angela DeAngelis **motioned**, seconded by Vinnette Palmer, to approve a special insurance assessment of \$290 to pay for the insurance premium shortfall. This will be a one-time payment due by March 1, 2023. **The motion passed unanimously.**

**2023 Schedule of Board Meetings** - The 2023 Board meeting dates are on Tuesdays to be held in the Tara Preserve Community Center: All monthly meetings will be at 6:30 PM. We will skip June, July, and August.

1. February 14
2. March 14
3. April 11

4. May 9
5. September 12
6. October 10 – Preliminary Budget Meeting
7. November 14 -Budget Adoption Meeting

The 2024 Annual Meeting will be on January 9, 2024 at 7:00 PM.

**Adjournment** – Angela DeAngelis **motioned**, seconded by Mary-Ellen Russo-Jasinski, to adjourn the meeting. **The motion passed unanimously** and was adjourned at 9:15PM by President Angela DeAngelis.

Respectfully Submitted by:

Judie Littell, LCAM

Progressive Committee Management, Inc., Manager for the Association