

**CEDAR HOLLOW AT TARA CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES – FEBRUARY 13, 2024 – 6:30 PM
TARA PRESERVE COMMUNITY CENTER
7340 PRESERVE LANE, BRADENTON, FL 34203**

CALL TO ORDER / CERTIFYING A QUORUM – The meeting was called to order at 6:30 PM. Board members present. Laurel Breeden, Anne Kastner, Ralph Ditillio, and Dawn Pageau. Dwight Guth was absent. A quorum was established. Robert Wiebusch attended representing Progressive Community Management, Inc. (PCM).

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

DISPOSITION OF MINUTES from November 14, 2023. Laurel Breeden motioned, seconded by Anne Kastner to approve the Minutes of November 14, 2023. The motion passed unanimously.

FINANCIAL REPORT – Ken Palmer reported on the 2023 year end results. Anne Kastner motioned, seconded by Ralph Ditillio to approve the Treasurer’s Report. The motion passed unanimously.

PRESIDENT’S REPORT – No report.

COMMITTEE REPORTS

Lawn & Grounds - Dawn Pageau reported the Crepe Myrtles have not been trimmed but the dead Viburnum shrubs have been removed, waiting for new shrubs to arrive.

Pool - Ralph Ditillio reported the pool heater was repaired for \$255; two pool leaks were repaired for \$350. The expansion tank was replaced. The pool service company contract was approved for two years.

Buildings/Exterior Lighting - Ralph Ditillio reported there have been 8 roof leaks costing about \$18,000. Two units had mold remediation from roofs leaking.

Architectural Review – Vinnette Palmer reported no new requests, one ARC to be discussed in New Business.

Leasing – No new rental activity. There are currently eight rentals.

Website - Vinnette Palmer reported on website activity. (CedarHollowTara.org)

Social – The committee reviewed upcoming events. A poster identifying monthly social hours to will be posted on the website.

Fines – Ken Palmer, no report.

Old Business

Ratify-Spending Authorization - Anne Kastner motioned, seconded by Ralph Ditillio to ratify the spending. The motion passed unanimously.

New Business

Presentation of additional Storm Shutter styles – Storm shutters specifications were reviewed.

Amend Storm Shutter Rules and Regulations - After presentation, it was motioned by Anne Kastner, seconded by Ralph Ditillio to amend the Cedar Hollow Rules and Guidelines to include the previously identified panel style storm shutter, neutral building color or transparent. Motion passed unanimously.

ARC request of Owner installed Storm Shutter - Following the presentation with the amended Rules on Storm shutters, the ARC request before the Board was approved.

Fire Extinguisher re-certification- Ratify, Pye Barker Fire and Safety - Motion made by Anne Kastner, seconded by Ralph Ditillio to select Pye Barker Fire and Safety to perform the required annual fire extinguisher certification, scheduled for March 5th, 2024 at the pool pavilion. Motion passed unanimously.

Fire Suppression and Alarm System annual inspection - After consideration of bids submitted, Anne Kastner motioned, seconded by Ralph Ditillio to select Pye Barker Fire and Safety to perform the annual Fire Suppression and Alarm System annual inspections. Date to be determined with the contractor. Motion passed unanimously.

Wind Mitigation survey - Board announced that the 5 year survey regarding building wind mitigation is due this year. Motion made by Anne Kastner, seconded by Ralph Ditillio to complete the wind mitigation survey, to be scheduled in March, and select consultants West Florida Home, who have completed the survey in the past. Motion passed unanimously.

Owner comments and opportunities - Owner asked about repainting of the entrance sign.

Next Meeting, March 12, 2024, 6:30 PM, Tara Preserve Community Center

ADJOURNMENT being no further business to discuss, Ralph Ditillio **motioned**, seconded by Anne Kastner, to adjourn the meeting. The motion passed unanimously and was closed at 7:35 PM.

Respectfully submitted,

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