

CEDAR HOLLOW AT TARA CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES – MARCH 12, 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, Ralph Ditillio, Dawn Pageau, and Dwight Guth. Anne Kastner was absent. A quorum was established. Robert Wiebusch attended representing Progressive Community Management, Inc. (PCM). There were 9 owners in attendance.

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

DISPOSITION OF MINUTES from February 12, 2024. Ralph Ditillio motioned, seconded by Dwight Guth, to approve the Minutes of February 12, 2024. The motion passed unanimously.

PCM MANAGER REPORT

1. The wind mitigation inspection is scheduled for March 18 and 19. Most all the buildings have notified me that their attic access will be available.
2. The fire extinguisher inspection has been completed.
3. All first quarter maintenance fees are paid.
4. Violation letters were sent regarding 2 pots by front door and unauthorized bucket by front door.
5. A walk through of the property was done March 6, 2024, with Laurel Breeden, Ralph Ditillio.

WIND MITIGATION UPDATE – The inspections are scheduled.

DELINQUENCIES – All owners have paid first quarter fees.

ROOF UPDATE – The original insurance company representing Cedar Hollow went out of business and FIGA took over. FIGA has not officially assumed the responsibility, but the attorney anticipates that occurring in about 3 months. It is possible the association will receive an offer to settle in a few months. Jim Cirillo reports nothing new since the February meeting.

COMMITTEE REPORTS

BUDGET – Through February, over budget due mainly to roof leaks.

LAWN AND GROUNDS - Ralph Ditillio reported West Coast Landscaping is still on bi-monthly mowing until April. The dead shrubs previously removed are scheduled to be replaced in two weeks. The Crepe Myrtles have been trimmed.

POOL - Dwight Guth reported the pool heater was repaired and two pool leaks were repaired. The expansion tank was replaced.

BUILDINGS/EXTERIOR LIGHTING - Ralph Ditillio reported there were no new roof leaks from the last rain. One unit has a plumbing leak upstairs affecting the downstairs unit.

Social – The committee reviewed upcoming events.

Fines – No report.

Old Business – None

New Business

Presentation of additional Storm Shutter styles – Laurel Breeden reported meetings with vendors to measure middle and lower units for accordion style shutters.

Results of fire extinguisher re-certification from Mach 5 inspection - Pye Barker Fire and Safety with the help of volunteers, were able to inspect and certify most of the fire extinguishers. Those owners who did not submit their fire extinguishers will be sent a letter. The cost is \$8.56/owner for inspection and \$46.72 if a new fire extinguisher is required.

Fire Suppression and Alarm System annual inspection - Laurel Breeden reported Pye-Barker will schedule this work towards the end of April. Volunteers are needed for the inspection.

Owner comments

Next Meeting, April 16, 2024, 6:30 PM, Tara Preserve Community Center

ADJOURNMENT being no further business to discuss, Ralph Ditillio **motioned**, seconded by Dwight Guth, to adjourn the meeting. The motion passed unanimously and was closed at 7:05 PM.

Respectfully submitted,

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