

CEDAR HOLLOW AT TARA CONDOMINIUM ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
TUESDAY, SEPT.10, 2024 AT 6:30 PM
AT THE TARA PRESERVE COMMUNITY CENTER,
TARA PRESERVE LANE, BRADENTON, FL.

Board of Directors: Laurel Breeden, Anne Kastner, Ralph Ditillio, Dawn
Pageau, Dwight Guth

- I. Call to Order: 6:30pm by Laurel
- II. Proof of Notice: Posted Sept. 6th, 2024 per FL. Statutes
- III. Certify Quorum: Laurel, Anne, Dawn are in person- Ralph and Dwight Called into the meeting.
- IV. Approval of Minutes: April 16, May 9, and May 14, 2024
Anne **Motion** Second: Dawn All Approve
- V. Financial Report: All information is being compiled for the 2025 budget.
- VI. Presidents Report: Laurel
 - a. Life expectancy of association property: Laurel explains the age of the community buildings is causing leaks and issues for all homeowners to be aware of in their homes.
- VII. Committee Reports
 - a. Lawn and Grounds: Laurel states the landscape company has had issues trying to get the areas mowed and cleaned up due to the rain. They were on property yesterday and the community looks great.
 - b. Pool: Heater replaced; filters replaced soon
 - c. Buildings/Exterior lighting: Fire Alarm panels need to be brought up to code. Repairs have been started on some of the buildings.
 - d. Architectural Review: No report
 - e. Leasing: Five units are being leased.
 - f. Website: No report
 - g. Social: No report
 - h. Fines: No Fines
- VIII. Old Business
 - a. Roof Update: Motion to Approve 6 Colonial Roofing Contracts
Anne **Motions** Second: Dawn All Approve
 - b. Alarm System: Motion to Approve Wenzel Contracts
Anne **Motions** Second: Dwight All Approve
 - c. Tree Trimming: Motion to Approve Escalante Contract
Dawn **Motions** Second: Ralph All Approve
- IX. New Business:
 - a. Next Meeting date: October 8 at 6:30, Tara Preserve

Progressive Community Management

Owners' comments: Not part of the meeting minutes-please hold comments to less than 3 minutes

X. Adjournment: 6:57pm Anne **Motions** Second: Dawn All Approve

Cedar Hollow at Tara Condominium Association, Inc.

• N O T I C E •

**Special Members Meeting and
Board of Directors Meeting
November 19, 2024, at 6:30 PM
Tara Preserve Community Center
7340 Tara Preserve Lane
Bradenton, FL 34203**

Special Members Meeting

- I. **Call to Order:** 6:30pm by Laurel Breeden
- II. **Determination of a Quorum:** Quorum met with 39 lots represented— Quorum established
- III. **Proof of Proper Meeting Notice:** Mailing sent to homeowners with 14 days' notice
- IV. **Approve Meeting Minutes:** No minutes approved
- V. **New Business:**
 - a. **Limited Proxy Results:**
 - Carry Over:** 36 yes 3 no votes – **Motion passes**
 - Cross Utilization:** 35 yes 4 No votes – **Motion passes**
 - Financial Reporting Waiver:** 29 Yes 10 No votes – **Motion Passes**
- VI. **Adjournment:** 6:33pm Anne **Motions** Seconds: Dwight All Approve

Board of Directors Meeting

- I. **Call to Order:** 6:34pm by Laurel
- II. **Determination of a Quorum:** Laurel, Anne, Ralph, Dawn, and Dwight were present. Also in attendance, Susanne Smith, LCAM of PCM
- III. **Proof of Proper Meeting Notice:** Noticed per FL Statutes 718
- IV. **Approve Meeting Minutes:** Anne **Motions** to approve September 10, 2024 minutes
Second: Ralph All Approve

V. New Business

A. Adoption of 2025 Budget: The Board reviewed the proposed budget and approves the budget sent to homeowners.

Anne **Motions** Second: Dawn All Approve

B. Adoption of Special Assessment: The Board discussed the need for the Special Assessment with the membership. One flood and two major hurricanes caused considerable damage/clean up to the community. An additional invoice of \$6000 came in today for trim removal/clean up. The original proposed Special Assessment was \$125. Per lot however, due to the additional invoice of \$6000. – the new Special assessment is \$187.50 payable in 30 days. PCM will send a statement to all homeowners.

Ralph **Motions** Second: Anne All Approve

C. Pye Barker: The Board approves Pye Barker Annual inspection for January 2025 so it can be scheduled for early January.

Anne **Motions** Second: Ralph All Approve

Homeowner Comments are not part of the meeting minutes: 3 minutes per Robert Rules of Order

VI. Adjournment: 7:07pm by Laurel Second: Anne All Approve

**ADDITIONAL AGENDA ITEMS MAY BE POSTED
48 HOURS PRIOR TO THE MEETING**