

**CEDAR HOLLOW AT TARA CONDOMINIUM ASSOCIATION, INC.**

**BOARD OF DIRECTORS' MEETING**

**TUESDAY MARCH 11, 2025 AT 6:30 PM**

**TARA PRESERVE COMMUNITY CENTER TARA PRESERVE LANE BRADENTON, FLORIDA**

**BOARD OF DIRECTORS:** LAUREL BREEDEN, Pres., ANNE KASTNER, VP/Treas., RALPH DITILLIO, Director,  
DAWN PAGEAU, Director, DWIGHT GUTH, Sec

**CHT PLEDGE OF CONDUCT:**

We may disagree, but we will be respectful of one another. We will direct all comments to the issues. We will avoid personal attacks.

- I. Call to order: 6:30 pm by Laurel
- II. Proof of Notice: Per Fl. Statutes 718- posted on property 48 hours prior.
- III. Certify Quorum: Laurel, Anne, Ralph, Dawn, Dwight present. Also, in attendance- Susanne Smith, LCAM of PCM
- IV. Approval of minutes: Anne **Motions** to approve 2/11 minutes Second: Dawn All Approve
- V. Presidents Report Laurel Breedon  
Laurel presented a comprehensive outlook of reserves, CD's and budgeted amount to be used for roof replacement. Laurel provided handouts with this information to all homeowners present. In addition, Laurel spoke on the timeline of the roof claim and where the association is today.  
Ralph followed the process with bidding for a roofing company.
- VI. Committee Reports
  - a. Lawn and grounds:
    1. Dog park mulch is being installed 3/12
  - b. Pool: Pool is running well – plumbing issue which was /corrected.
  - c. Buildings/exterior lighting: No issues
  - d. Architectural Review: No request
  - e. Leasing: Currently have 8 units – end of the month 6 starting in April.
  - f. Website: Nothing to add
  - g. Social: Working on something – will come out soon
  - h. Fines: None
- VII. Old Business: See Presidents report.
- VIII. New Business
  - a. Landscape contract: Sunrise Contract: Renewed for 3 years.  
Anne **Motions** Second: Dwight All Approve
  - b. Backflow Companies: The Board has reviewed 4 bids and approved Accurate for backflow inspection.  
Ralph **Motions** Second: Anne All Approve
  - c. Fire extinguishers yearly certification: Inspection 3/12 – notices sent to homeowners
  - d. Vote to utilize funds from account #3716 for roof replacement  
Laurel **Motions** to approve Second: Dawn All Approve

Owners comments: not part of the meeting minutes-please hold comments

Professionally managed by Progressive Community Management

to less than 3 minutes-agenda items only

IX. Adjournment: 7:37 pm by Anne Second: Ralph All Approve