



## TALL PINES CONDOMINIUM ASSOCIATION, INC.

Minutes of March 12th, 2025 Board Meeting

**CALL TO ORDER** - 6:01 P.M. at the Clubhouse

### **1. ROLL CALL**

- President, Mary Ann Bennett - present
- Vice President, Debbie Teti - present
- Treasurer, Patty Formosa - absent
- Secretary, Amy Wagner - present
- Elizabeth Sweeney, LCM Property Manager - present

### **2. OPEN FORUM**

- There were four owners in attendance.
- There was a question concerning siding and drywall at a resident's unit as related to window replacement.

### **3. APPROVAL OF MINUTES**

- The Minutes for the January 8th, 2025 Board Meeting were approved.

### **4. FINANCIAL REPORT** - as of February 28th, 2025

- Total - \$511,691.45
- Operating - \$172,274.41
- Reserves - \$339,417.04

### **5. MANAGER REPORT** - several reminders for residents were shared.

- Pool key fobs are available for \$25 each.
- The Tall Pines website is the best way to stay informed.
- Trash must always be placed inside dumpsters.
- Treat landscaping staff in a respectful manner, stay out of their way, and refrain from asking them to do additional work.
- Always pick up after pets.

### **6. EVENT REPORT**

- The Pancake Breakfast will be held in April 2025.
- All future events will be posted on the Tall Pines website.

## **7. OLD BUSINESS**

- The current mailbox kiosk will be demolished and replaced by three new mailbox locations.
- The exact completion date for this project is undetermined at this time.
- Approximate special assessment payment amounts were shared.

## **8. NEW BUSINESS**

- Information is being gathered regarding gutter and downspout cleaning.
- Designation of scooter parking to prevent scooter users from leaving them haphazardly around the property was discussed.
- Residents with questions regarding parking space numbers need to look at their home deed.

## **9. ADJOURNMENT**

- The regular Board meeting was dismissed at 7:11 P.M. and immediately went to Executive Session.

## **10. EXECUTIVE SESSION**

- This session was held for the purpose of discussing several late fee accounts.
- The board voted unanimously to send account #24159 to collections.

**Adjournment** – 7:20 P.M.

**NEXT MEETING** – May 14th, 2025 6:00 P.M.

Submitted by Amy Wagner, Secretary