



TALLPINES CONDOMINIUM ASSOCIATION, INC.

Minutes of May 10th, 2023 Board Meeting

CALL TO ORDER – 6:00 P.M. at the Clubhouse

1. ROLL CALL

- President, Mary Ann Bennett – present
- Vice President, Patty Formosa – present
- Secretary, Debbie Teti – present
- Elizabeth Sweeney – LCM Property Manager – present

2. OPEN FORUM

- A. The Board discussed the lighting that has been installed. Residents have expressed positive feedback concerning security. The whole project will be completed by the end of June. This grant is a very important coup for Tall Pines.

3. APPROVAL OF MINUTES

- A. The Minutes for the March 8th, 2023 Board meeting were approved.

4. FINANCIAL REPORT

- A. Total Operating \$205,156.63
- B. Operating - \$71,673.04
- C. Reserves - \$133,483.59

5. MANAGER REPORT

- A. A resident is concerned that woodpeckers have caused a plumbing issue in the unit. LCM is researching this as well as gathering information as to what deterrent can be done to keep them from pecking holes in the buildings.
- B. Cement work has been scheduled.
- C. The mail bank has been replaced.

6. EVENT REPORT

- A. Many residents attended the pancake breakfast that was held on April 15th.
- B. The yard sale will be held on June 17th for 1 day.
- C. Outdoor movie dates have been scheduled. They will be announced when the movies have been selected.

7. OLD BUSINESS

- A. Prep Rite will be replacing the wood on the remainder of the buildings and garages the first week in August. Painting will begin after that is finished for this last phase. Residents will be notified.

8. NEW BUSINESS

- A. A Crime Prevention meeting will be scheduled next month for all residents who are interested.
- B. Jennifer Zezza, Treasurer has resigned her position on the Board.
- C. The Board has appointed Patty Formosa, Treasurer, and Debbie Teti, VP & Secretary. The Board is looking for potential Board members.

9. **ADJOURNMENT** – The regular Board meeting was dismissed at 6:35 and immediately went to Executive Session.

10. **EXECUTIVE SESSION** – This session was held for the purpose of discussing delinquent accounts.

Adjournment – 6:50 PM

NEXT MEETING – July 12th, 2023

Submitted by Debbie Teti, Secretary