



TALL PINES CONDOMINIUM ASSOCIATION, INC.

Minutes of July 9th, 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 - present
- Secretary, Amy Wagner - present
- Elizabeth Sweeney, LCM Property Manager - present

2. OPEN FORUM

- There were no owners in attendance.

3. APPROVAL OF MINUTES

- The Minutes for the May 14th, 2025 Board Meeting were approved.

4. FINANCIAL REPORT - as of June 30th, 2025

- Total - \$732,163.38
- Operating - \$526,562.46
- Reserves - \$205,600.92

5. MANAGER REPORT

- Due to scheduling and a limited time frame in which to comply with county watering ordinances, some sprinklers must come on at 6 P.M. Residents should be aware of this while out on the property.
- Landscaping in the common area requires an ARC form and approval.
- Owners are responsible for all maintenance and repairs to decks because decks are a voluntary addition by current or previous homeowners.
- Tall Pines will have a new waste management company, Waste Connections, which will be starting on August 1st.
- New parking tickets will be issued for residents or visitors who are improperly parked. The previous ones were white, and the new ones are pink.

6. EVENT REPORT

- The Tall Pines Yard Sale took place on June 14th. Most residents who participated described the day as successful.

- National Night Out will take place on Tuesday, August 5th from 5-7 P.M. This is sure to be an exciting event with ample opportunities for first responders and community members of all ages to connect. Residents can enjoy grilled dogs, brats, and hamburgers. A bouncy house will be provided for the kids.

7. OLD BUSINESS

- The three new mailbox locations were completed and lighting was added.

8. NEW BUSINESS

- Potential project committee formation will be discussed at the annual meeting in September. Interested residents can volunteer to be part of the committee at that time.

9. ADJOURNMENT

- The regular Board meeting was dismissed at 6:44 P.M. and immediately went to Executive Session.

10. EXECUTIVE SESSION

Delinquent accounts and violations were discussed.

Adjournment – 7:10 P.M.

NEXT MEETING – September 10th Annual meeting, 5:45 P.M. registration and the meeting starts at 6:00 P.M.

Submitted by Amy Wagner, Secretary