



TALLPINES CONDOMINIUM ASSOCIATION, INC.

Minutes of May 22, 2024, Board Meeting

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

1. ROLL CALL

President, Mary Ann Bennett – present
VP & Secretary, Debbie Teti - absent
Treasurer, Patty Formosa – present
At Large, Amy Wagner - present
Elizabeth Sweeney – LCM Property Manager – present

2. OPEN FORUM

- A. A resident was there to appeal against a violation and express concerns about his white patio door.
- B. Another resident was wondering if the HOA considered outside maintenance since she felt the maintenance guys discriminate by, they themselves not following the rules and letting their friends off the hook for violations. She also thinks that the HOA is more concerned about making the property “pretty” instead of getting rid of criminals.

3. APPROVAL OF MINUTES

- A. The Minutes for the May 10th, 2024, Board meeting was approved.

4. FINANCIAL REPORT

- A. Total Operating \$315,402.44
- B. Operating - \$100,367.07
- C. Reserves - \$215,035.37

5. MANAGER REPORT

- A. Key Fob replacement is \$25.
- B. Mail Bank Proposals

6. EVENT REPORT

- A. The Yard Sale date has been confirmed and posted on the Tall Pines website along with posters at the mail kiosk and various web sites. The date is **Saturday, June 8th from 8:00 am – 3:00 pm.**
- B. Outdoor movie nights will take place as soon as **June 15th, 8:30 pm.** The first movie is Princess Bride. Info is posted on the Tall Pines website and posters will be at the mail kiosk. Other movie dates are yet to be determined.

7. OLD BUSINESS

- A. The woodpeckers seem to be determined to make holes in the buildings. The deterrents don't seem to bother them.

8. NEW BUSINESS

- A. A motion to approve the Water Leak Policy was made by Patty Formosa and seconded by Amy Wagner. Effective date: May 22, 2024.
- B. A motion to approve the Deductible and Claims Submission Policy was made by Amy Wagner and seconded by Patty Formosa. Effective date: May 22, 2024.
- C. Mailbox break-in. Unfortunately, many boxes were broken into, and the maintenance guys were able to repair most boxes. Residents need to see them for keys. The mailman says many residents do not empty the parcel or mailboxes for as much as a week at time. Not a good idea.

9. **ADJOURNMENT** – The regular Board meeting was dismissed at 6:55 and immediately went to Executive Session.

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

Adjournment – 7:25 PM

NEXT MEETING – July 20, 2024

Submitted by Mary Ann Bennett, President