

CEDAR POINT CONDOMINIUM ASSOCIATION OF HOLLY HILL, INC.

940-946 15th Street
Holly Hill, FL 32117

MINUTES OF BOARD MEETING

June 16, 2026, 5 pm
VIA Zoom or at 1 Ridge Trl, Ormond Beach, FL 32174

- **Call meeting to order. Establish quorum.**

The meeting was called to order by President Ken Wright at 5:02 pm. The quorum was established by the presence of the whole board.

- **Approval of prior minutes: Budget mtg (11/6/25)**

Mrs. Kruse made a motion to approve the minutes from 11/6/25 as presented. Mr. Wright seconded the motion. All in favor, motion carried.

- **Old Business**

1. New software update

Ms. Albanese informed the board that the conversion to Sage software was completed.

2. Power wash

Ms. Albanese informed the board that the power wash for building 946 was finished. The process will continue for the other buildings

3. Board Certifications

Ms. Albanese is waiting on 2 board members for 1-hour class certifications.

- **New business**

1. **Signs**

- a. Add upon verification of cost the wording CONDOMINIUM to the CEDAR POINT sign already there.
- b. Handyman to stencil the unit numbers on the concrete for each unit under the carport.
- c. "No parking on the grass" signs. Ms. Albanese to check prices with Speedi Signs
- d. Universal towing. Ms. Albanese to add Mrs. Harrell to authorized callers. Mrs. Albanese to see the drive-through cost. There is one sign missing close to the street.

2. **Newsletter**

Ms. Allen presented a draft of the newsletter to be sent to all owners.

3. **Miscellaneous**

- a. Screening renters – the board and manager to bring ideas on how to handle it.
- b. Spectrum – manager to ask Spectrum Rep to come to the next Board meeting.
- c. Sprinklers – Ms. Albanese to check with Nitrogreen if the sprinklers are all working.
- d. Carport roofs – Ms. Albanese to ask Wayne roofing for an inspection of the carport roofs to identify shingles missing.

- **Next meeting date**

July 30, 2026, at 5 pm. Via Zoom and at Manager's office.

- **Adjournment**

Mr. Wright made a motion to adjourn the meeting at 6:22 pm. Mrs. Allen seconded the motion.