

CEDAR POINT CONDOMINIUM ASSOCIATION OF HOLLY HILL, INC.

940-946 15th Street
Holly Hill, FL 32117

MINUTES OF BOARD MEETING

July 24, 2025, at 11:00 am

VIA Zoom. Recording of the meeting is available upon request.

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

The meeting was called to order by President Ken Wright at 11:01 am. The quorum was established by the presence of the whole board.

- **Approval of prior minutes: Organizational mtg (5/15/25)**

Mrs. Kruse made a motion to approve the minutes of May 15, 2025, as presented. Mr. Wright seconded the motion. All in favor, motion carried.

- **Old Business**

1. Light pole

The vendor is finishing the project today.

2. Accounts receivable update

2 units are moving into the foreclosure process

3. Holly Point Apartments

There has been no additional correspondence from Holly Point Apartments. Ms.

Albanese is to keep an eye to see if they replace the fence, and where it faces (nice side should face Cedar Point, not the other way around)

Ms. Albanese is to get a quote to trim the trees at fence level neighboring Holly Point Apartments.

4. Clutter on walkways and carports

Ms. Albanese is to send a picture to the owners with visible clutter.

The board will be entertaining the verbiage for the Rules and Regulations changes and/or additions.

- **New business**

- Paving reseal and restripe

Ms. Albanese to get more quotes for resealing and restriping the parking lot.

- Trimming trees

Mrs. Kruse made a motion to approve the estimate of \$1980 to trim all the palm trees, the trees touching the building and removing a dead tree. The estimate is from John Mullens. Mr. Wright seconded the motion. All in favor, motion carried.

- Screening patios

The board to work on the wording that will allow the owners screening their patios but allowing the association to maintain the limited common elements.

- 4-hour board certification classes and affidavit

Ms. Albanese advised the board on the 718 Florida Statutes condo changes for 2025.

- Interest vs. late fees

The board will modify the current Rules and Regulations to allow the association to charge either late fees or the maximum interest rate allowed by law.

- **Next meeting date**

The next meeting will be on August 20, 2025, at 1 pm. It will approve the changes on the Rules and Regulations to be implemented.

- **Adjournment**

Mrs. Kruse made a motion to adjourn the meeting at 12:10 pm. Mr. Wright seconded the motion.