



TALL PINES CONDOMINIUM ASSOCIATION, INC.

Minutes of January 8th, 2025 Board Meeting

CALL TO ORDER - 6:00 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 other owners in attendance.

3. APPROVAL OF MINUTES

- The Minutes for the November 13th, 2024 Budget Ratification Board Meeting and the September 12th, 2024 Board Meeting were approved.

4. FINANCIAL REPORT - as of December 31st, 2024

- Total - \$380,511.43
- Operating - \$42,011.05
- Reserves - \$338,500.38

5. MANAGER REPORT

- Per Jefferson County Noise Ordinances, no construction noise is permitted from 7:00 P.M. to 7:00 A.M.
- Reminder that no construction debris is allowed in dumpsters or common areas.

6. EVENT REPORT

- The December 17th, 2024 Senior Christmas Party was a success.
- The Pancake Breakfast will be held in April 2025.
- All events will be posted on the Tall Pines website.

7. OLD BUSINESS

- There was no old business discussed.

8. NEW BUSINESS

- Concrete has been poured for new mail kiosks and the project will commence this year, after more information has been gathered.

9. ADJOURNMENT

- The regular Board meeting was dismissed at 6:26 P.M. and immediately went to Executive Session.

10. EXECUTIVE SESSION

- This session was held for the purpose of discussing several late fee accounts.

Adjournment – 6:56 P.M.

NEXT MEETING – March 12th, 2025 6:00 P.M.

Submitted by Amy Wagner, Secretary