

CEDAR POINT CONDOMINIUM ASSOCIATION OF HOLLY HILL, INC.

940-946 15th Street
Holly Hill, FL 32117

MINUTES OF BOARD MEETING

May 15, 2025 at 11:30 am
VIA Zoom (link to be sent later)

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

The meeting was called to order by President Ken Wright at 11:30 am. The quorum was established by the presence of the whole board.

- **Approval of prior minutes: Organizational mtg (3/7/25, 3/8/24, 3/2/23)**

2023: Mr. Wright made a motion to approve the minutes for the Organizational meeting on 3/2/23 as presented. Mrs. Willis seconded. All in favor, motion carried.

2024: Mr. Wright made a motion to approve the minutes for the Organizational meeting on 3/8/24 as presented. Mrs. Kruse seconded. All in favor, motion carried.

2025: Mrs. Kruse made a motion to approve the minutes for the Organizational meeting on 3/7/25 as presented. Mr. Wright seconded. All in favor, motion carried.

- **Old Business**

- **New business**

- **Clutter in carports and walkways**

The board requested that signs be placed on premises stating that if clutter isn't removed by June 1, 2025, it will be removed by the association at owners' expense. This includes the clutter on carports and walkway.

After this first round, a fee of a **minimum** of \$75 will be charged to each unit for removal of clutter.

Mrs. Kruse made a motion to adopt this procedure. Mrs. Willis seconded the motion. All in favor, motion carried.

- **Accounts Receivable update**

Now, there are 3 units in severe arrears. The association attorney collected the arrears from one unit and is waiting for the check to clear to send the funds to the association. One unit is in the process of foreclosure and the Last one is waiting to be able to start the foreclosure process.

The board will be studying the collection procedure for Cedar Point to determine at what point the association will switch from late fees to interest charging. The interest will be charged at the maximum amount approved by Law.

- **CD renewal**

Mrs. Kruse, as Treasurer, will be the decision maker for the CD renewal on May 17, 2025.

- **Miscellaneous**

1. There are units occupying too many spaces at the parking lot.
2. In the evenings, illegal activity was observed at the cul-de-sac

The association will be looking into placing more lights at the cul-de-sac in order to prevent those illegal activities on premises.

- **Next meeting date**

The next board meeting will be on July 24, 2025, at 11 am.

- **Adjournment**

Mr. Wright made a motion to adjourn the meeting at 12:16 pm. Mrs. Kruse seconded the motion.