

**CENTER GATE ESTATES VILLAGE CONDOMINIUM
ASSOCIATION, SECT. 3
BOARD Meeting Minutes
Monday, November 20, 2023 – Pool Ramada**

ESTABLISH QUORUM/CALL TO ORDER

President Deb Antonucci called the meeting to order at 11:00 a.m.

Board present: (P) Deb Antonucci, (D) Dan Space, (VP) Sandy Wilson.

(S/T) Jean Schwied, and (D) Jeanne Oyer were absent, excused.

From Prokop Management: Leslie Torok (arrived 20 minutes into the meeting, with apology.)

Seven (7) additional unit owners were present.

NOTICE OF MEETING – Posted by the president 11/15

APPROVAL & DISPOSAL OF MINUTES – Oct. 16 Minutes – *So moved by Dan; 2nd by Sandy; unanimous.*

COMMITTEE REPORTS

- POOL & RAMADA – Dan provided a quote from Screenco to replace 7 panels of screen for \$534.00. *Sandy moved to approve; 2nd by Dan; unanimous.*
- IRRIGATION – Beginning January 1, 4024, Garcia Irrigation will increase by \$50.00 month.
- COMPLIANCE – We hope to have a full Compliance committee in January/
- SOCIAL – Huge thank you to Bonnie for the Halloween Party!! There is room for more people on the Social Committee. Community-minded people are needed to help clean up and put the furniture back, not only for Social affairs and events, but for meetings, too.

Committee reports were suspended in order that Leslie of Prokop could present the financial report in Jean's absence.

FINANCIAL REPORT -

- Leslie gave the report and reported overall the financial picture for the community looks about as expected. The check for the new CD was cut, but the effective date of the CD is November 1. So \$150,000.00 for the CD is shown as an open liability on the balance sheet. That should change with the November report.

Back to Committee reports:

- GROUNDS – Asparagus Ferns in the Shrubs need to be tackled, and there are some places remaining for sod installation. Sod will be ordered and installed where needed, HOWEVER, OWNERS AT THE NEW SOD LOCATIONS MUST WATER DAILY FOR A MONTH TO SUPPLEMENT THE IRRIGATION.

ROOF COMMITTEE – At this time 5 new wind mitigation reports have not been received. And not each roof is contracted for replacement that needs a new roof. More are trickling in and are expected. Please do not be the hold-out who hurts the community. If your roof needs replacing, do so.

continued

- PAINT COMMITTEE- Tabled until next meeting.

It was brought up by a member about whether or not a committee could possibly replace courtyard boards that need it, or at least have one contractor for recommending that everyone use.

- DRIVEWAY REPLACEMENT CONTRACTOR VOTE: After brief discussion, ***Dan moved to go with Lumsden with a bid of \$20,088.00; a 2nd by Sandy; unanimous.***

- ARCH REQUESTS – 4535 Atwood Cay Circle – Window Replacement. Like for like and Same for same. Dan so moved; 2nd by Sandy; unanimous. And Dan commented that the request was the most specific, well-rendered ARCH request he'd ever received.

- INSURANCE – Electrical Inspection Requirements – Clarification about the need for the community to inspect each and every unit for electrical system soundness was provided by Dan Space. He said that any time a unit transfers to a new owner it gets inspected for all manner of systems and other soundness/updating needs. A shout-out of thanks was given to Dan for all his work with the insurance needs of the community. He mentioned that it might be worthwhile to compile and keep a collection of homeowners inspections, much the same as wind mitigation reports are compiled and kept.

NEW BUSINESS

- NOVEMBER'S TOWN HALL MEETING – A request for a courtyard Board replacement and Gutter committee be put in place, with the goal of getting a bulk discount for those needed repairs so that maybe unit owners would not have to pay “retail” individually if work was done in bulk.

The issue of neighbors who are struggling to meet rising COA fees while on a fixed income was discussed at the Town Hall. At this time the Board's response is that we all have compassion for neighbors who are struggling financially, however we still have a fiscal responsibility to maintain community standards as well as property values. Deb suggested that Federal assistance can be sought from HUD. Also, Leslie suggested there is, or was, a PACE program for things like roof replacement through the County which can be apportioned and added to the property tax bill.

- CIVILITY - The Board feels it is important to address the way in which we communicate with each other. Let's make a practice of addressing people the way we wish to be addressed; let's avoid gossiping. Don't talk *ABOUT* people; talk *TO* people.

- LEGAL COUNCIL – It was announced for the record, that the Board has sought legal advice with regard to two owner issues.

OWNER COMMENTS/QUESTIONS – Nothing further.

DATE OF NEXT MEETING - Monday, December 18, 2023 – 11:00 a.m.

ADJOURNMENT – Having addressed all the issues on the agenda, President Antonucci adjourned the meeting at 12:07 p.m.

Respectfully Submitted for the Secretary by
Leslie Torok – CAM, Prokop PA