

Center Gate Estates Village Condominium Assoc., Section III
Board of Directors Workshop Minutes
Tuesday – April 9, 2024
10:00 a.m. at The Pool Ramada

Establish Quorum / Call to Order

President, Dan Space, called the workshop meeting to order at 10:00 a.m.

Board present: (P) Dan Space, (S/T) Jean Schwied, (D) Lois Barnes, (D) Sandy Wilson
Jeanne Oyer was unable to attend.

Dan confirmed the notice of workshop was posted and a legal quorum was established.

Monthly Meeting Schedule – all members present agreed to maintain the established monthly meetings schedule of the third Monday of every month at 11:00 a.m. at the Ramada.

2024 Adopted Budget – Jean Schwied distributed copies of the 2024 adopted budget to the new Board members. Discussion followed regarding last year’s budget process with the following points raised:

- Budget: Lois Barnes stated that the Board was transparent and stated that the current fee of \$450 would not cover the total cost of insurance. However, it was clear to her that owners did not remember hearing the message that we would incur an assessment again this year to cover the unfunded portion of the insurance expense. Lois recommended that next year we only present a balanced budget for consideration.
- Reserves: Sandy Wilson questioned the order of upcoming major projects using reserve funding. She suggested careful planning of tree removals, driveway replacements and road replacement projects. Discussion followed regarding the step-by-step planning of these major undertakings.
- Roads: It was agreed that we should ask Ed Wolfe and Ron Schwied to work with Leslie to seek bids for road replacement. This will allow the Board to determine current status of the reserve fund and address any shortfall during the budget process for 2025.
- Heated Pool: Lois reported that she frequently has neighbors ask her about heating the pool. It was pointed out that several recent new owners have requested the Board address this subject. Discussion followed about forming a group to research the cost for presentation to the community. Lois suggested the option of allowing a group of owners, who regularly use the pool, to donate the funding for the initial installation. Under this plan, the only cost to the community would be the monthly electric usage.

Pending Projects Status –

- Jatropha Trees – scheduled for installation on Wednesday, April 10, 2024.
- Pomerleau Landscaping – Lois Barnes and Sandy Wilson both expressed disappointment that shrubs were not pruned enough before spring weather. Discussion followed with focus on working with Peter to better define our landscaping expectations.
- Driveways - Jean distributed an analysis of the Driveway Reserve account, showing that we have funding to replace up to 20 additional driveways. Her opinion is that driveways should be done before we replace the roads due to the heavy weight of the concrete trucks. Sandy Wilson and Lois Barnes agreed to work together to evaluate and prioritize driveways based on existing condition. It was noted that the driveways at 4445 Atwood Cay Circle (Garcia) and 4459 Atwood Cay Place (Schwied) are at the top

Lois Barnes noted that the cul-de-sac roadway is in the worse condition and suggested we consider replacing the remaining driveways there, allowing us to replace that section of the roadway first. Dan Space suggested we continue this discussion at a later meeting, once we have a quote for road replacements and evaluation of driveways.

- Painting Project – Jean Schwied asked for advice on next step to bring owners together and find a compromise on the majority color choice of blue. After brainstorming several ideas, it was decided we should paint the front of Lois Barnes’ unit. This will allow owners to better visualize the color change and get use to the idea of updating our community to better represent trending colors.
- Tree Trimming and Removal: Dan Space expressed concern that we have a couple trees that need to be trimmed and several smaller trees that need to be removed. He suggested we commit to prioritize getting all the tree work done at one time so we can move forward with improving the overall appearance of our community. Jean Schwied expressed concern about the budget and discussion followed. It was agreed that Dan would work with Jeanne to develop a list of all trees that require trimming or removal so we can have a guide to direct the work schedule and total cost.
- Roofs Over 15 Years of Age: Dan Space reminded the Board that it is imperative that we require owners to replace any roofs over 15 years of age in order to manage the rising cost of insurance. He will work with Leslie and have Prokop send notices to owners when needed.

Dan Space brought up the continuing issue of vehicles parking on the grass and damaging sprinkler heads. He showed the group signs he had ordered with “Please Keep Off The Grass” message he and Ed Wolfe plan to install on mailbox posts.

Lois Barnes suspects some of the damage is caused by Waste Management trucks driving over the grass and driveways when positioning the trucks to lift the recycle containers. She suggested we take note and try to capture photos in order to report damage to Sarasota County. Residents are encouraged to make sure the front wheels of the recycle container are on the roadway. Sandy Wilson also noted that the county will soon be hiring a different company for trash and recycle pick up. She plans to attend the public meeting to obtain more information and will report back to the community. Jean agreed to send email notification once we have all the details.

Lois Barnes also brought up the subject of the new assessment from Center Gate Master Association. She felt there would be great value in meeting with all the presidents of the condo associations to discuss the pros and cons affecting all condominiums under the Master Association.

It was agreed by all members present that it was a pleasure to have a productive workshop. We agreed to work together to come to consensus on future challenges and move forward on behalf of all owners in our community.

Adjournment - President, Dan Space, adjourned the meeting at 12:30 pm, after reminding everyone of the next regular Board meeting on Monday, April 15th.

Respectfully Submitted By,

Jean Schwied, Secretary