

**CENTER GATE ESTATES VILLAGE CONDOMINIUM ASSOCIATION,
SECTION III, INC.
BOARD OF DIRECTORS MEETING
MINUTES
September 18, 2019
Adopted**

A Board of Directors Meeting of Center Gate Estates Village Condominium Association, Section III, Inc. was held on September 18th, 2019, at Center Gate III Ramada (pool area), Sarasota, Florida, at 11:00 AM, to conduct the business of the Association. Directors present were Jeanne Oyer, Verna Williams, Tom Antonucci and Robert Tate. Representing ONE Source Corporation was Lissette Hernandez. Not Present was Ron Schweid.

▪ **CALL TO ORDER**

Bob Tate called the meeting to order at 11:04 AM.

▪ **VERIFICATION OF A QUORUM**

Bob Tate verified that with (4) Directors are present. A quorum of Directors was established.

▪ **PROOF OF PROPER NOTICE**

Bob Tate confirmed the meeting was held in accordance with Proper Proof of Notice by Association documents and State law.

▪ **APPROVAL OF THE August 21, 2019 BOARD MEETING MINUTES Ms. Williams made a motion, which was seconded by Mr. Tate approving the August 21st, 2019 Board Meeting Minutes. The motion carried unanimously.**

▪ **REPORTS OF OFFICERS**

- **July Financials-** (Verna Williams) April income expense summary, total expenses actual was \$96,781.65 Total expense budgeted was \$99,120.24 Year-to-Date the expenses are under budget \$2338.50 Checking balance is currently \$32,495.35. Money market and CD reserves are currently \$117,413.48 Money market funded insurance currently is \$5,100.

▪ **COMMITTEE REPORTS**

- **Grounds-**(Jeanne Oyer) Ms. Oyer reported that palms have been pruned and other side of property wall has been cleaned and trees have been trimmed.
- **Social-** (Bonnie Avenor) Next event will be held in the fall, Friday, October 25, 2019. More information to come.
- **Pool-** (Ed Wolfe/Mr. Dan Space) reported the following:
 - Ladies restroom repairs have been completed including new head, new shower handle.
 - **Pool-** new hooks, new net and safety floater was purchased and install by him. The association has reimbursed Mr. Space for the above items. He also reported that the light in the pool has timer issues and was reported to the pool company for a bid. Other remarks were made by Dan Space that were not included in the Agenda.
 - **Storage Facility-** Mr. Space recommended to rent storage unit to keep records and association's holiday ornaments.
 - **Corner Tables-** Recommended that the association add tables as there is no place to place owners' personal items anywhere.

- **Fans-** Recommended that the association consider replacing old fans in the pool cage, as one of the lights to the fans do not work.

The directors that were present asked to table all responses until the next board meeting.

- **Irrigation-** (Tom Antonucci) Mr. Antonucci was pleased to report that no broken sprinklers have been on property, he also reported that friendly reminder had been placed in homeowner's mailbox reminding them not to park vehicles of any kind on the grass and to remind their vendors. Sarasota County was also informed. Also, would like to remind homeowners that signs of any kind or posts need to be presented before the Board for approval.
- **Solar Heating-** tabled until next meeting.

- **OWNERS' COMMENTS ON AGENDA ITEMS ONLY**

- n/a

- **UNFINISHED BUSINESS**

- **NEW BUSINESS**

- **4437-** Ms. Oyer reported a sinking sidewalk and requested One Source to contact JN Miller Concrete- 941.356.4317 for a bid. Will also contact Gus, as same owner has a loose mailbox.
- **Mulch-** *Ms. Oyer made a motion to accept the bid from Wilhelm to purchase 250 mulch bags which will be spread throughout the pool and club area. The bid is 1250.00 which will include delivery, staging and labor of the spread of mulch. Mr. Antonucci second. 3 in favor and 1 opposed. Motion passed.*

- **DATE OF THE NEXT MEETING**

The date of the next Board Meeting is Wednesday, October 16 2019, at 11:00 AM.

- **ADJOURNMENT**

With no further business, the meeting was properly adjourned at 12:40 PM.

Respectfully Submitted, Lissette Hernandez, Assistant Community Association Manager