

CENTER GATE ESTATES VILLAGE CONDOMINIUM ASSOCIATION SECTION III, INC.
BOARD OF DIRECTORS MEETING
MINUTES
March 25, 2020
Approved

A Board of Directors Meeting of Center Gate Estates Village Condominium Association, Section III, Inc. was held on March 25, 2020, at Center Gate III Ramada (pool area), Sarasota, Florida, at 11:00 AM, to conduct the business of the Association. Directors present were Ron Schwied, Jeanne Oyer, Verna Williams; Absent: Tom Antonucci and Anita Foelsch.

- **CALL TO ORDER**

Mr. Schwied called the meeting to order at 11:01 AM. Ron explained that his intent was to conduct an abbreviated meeting due to the Covid-19 restrictions. He also informed those present that the table and chairs had been sanitized for safety.

- **VERIFICATION OF A QUORUM**

Ron verified that with three (3) Directors present, a quorum of Directors was established.

- **PROOF OF PROPER NOTICE**

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

- **APPROVAL OF THE MINUTES**

- **February 19th, 2020 Board Meeting Minutes**

Jeanne had one correction for the minutes noting that Verna, not Jeanne, had brought up the concern about having mildewed walls pressure cleaned. She then made a motion to approve the January 19th, 2020 Board meeting minutes with correction noted, which was seconded by Verna. Motion carried to approve the minutes with correction.

- **February 26th, 2020 Board Meeting Minutes**

With no corrections noted, Jeanne Oyer moved to approve the minutes which was seconded by Verna Williams and passed unanimously.

- **UNFINISHED BUSINESS**

- **Approval of Pressure Cleaning of Walls** – Ron presented the estimate from Bay Dream, LLC (EST 0497) which was obtained by Sally Wolfe. The company agreed to pressure clean five designated walls for \$250 and clean the wall along Wilkinson Road for an additional \$600. Discussion followed with Ron questioning if we should contact the master Center Gate Maintenance Association to determine if they are responsible for cleaning the wall. Verna volunteered to contact Prokop. All agreed that the wall needed to be pressured cleaned so Jeanne moved to approve the \$250 for unit wall cleaning as well as the \$600 for the Wilkinson Rd wall, if it is determined it is our responsibility. Verna seconded the motion and it passed. Bay Dream's estimate also included a quote for cleaning individual unit driveways and sidewalks for \$75 each, the cost of which would be the responsibility of each owner. Ron and Sally agreed to work together to coordinate with owners for this service.

- **Approval of Contract with Mitchell Association Management Group** - Noting the he had sent each Board member a copy of the contract electronically, Ron asked if anyone had questions concerning the content. Verna Williams expressed concern over the 3% annual increase clause. Ron explained that the original contract that Mitchell had presented read “a minimum of 3%” which he negotiated to be a flat 3%. He also stated that 3% is the accepted cost-of-living rate and felt it was reasonable. Jeanne Oyer agreed it was a reasonable yearly increase. Verna felt it would be better to negotiate the cost each year. Additionally, Verna raised questions about the insurance clause, Article 9, stating that the Management Company would be named as an additional named insured under its general liability, umbrella, fidelity bonding, and Directors and Officers policy. Ron produced our existing Allure contract and assured Verna that the same standard clause was included. Jeanne Oyer made a motion to approved the contract with Mitchell Association Management Group and Ron seconded. The motion carried with one dissenting vote by Verna Williams due to the 3% increase per year.

- **NEW BUSINESS**
 - **Repair of exterior wall crack** – Owners of units 29 and 30, Ramsay and Nye, have requested repair of a crack in the exterior wall between their garage doors with photos provided. Verna motioned to approve the repair, Jeanne seconded and motion passed.
 - **Hurricane shutter track** – Stuart Slutzman and Patti Dell, owners of unit 24, requested approval of installation of permanent track at top and bottom of their front entry door and sidelight for removable hurricane shutter panels. A motion to approve was made by Jeanne Oyer with a second by Verna Williams which unanimously passed.
 - **Garage door replacement** - Stuart Slutzman and Patti Dell, owners of unit 24, submitted a request for a waiver of the required window panels for a new garage door. Stuart was present and explained that he understood the garage door has to look like it matches the community standard, but argued that he could have “faux” windows painted that from a distance would look like the door had glass panels. His rationale was the garage doors do not meet wind mitigation code unless the windows are installed in the top panel, which would not match existing configuration. The Board members agreed that more discussion was required and tabled this item.

- **DATE OF THE NEXT MEETING**
The date of the next Board Meeting is Wednesday, April 15th.

- **ADJOURNMENT**
With no further business, the meeting was properly adjourned at 11:25 p.m.

Respectfully Submitted, Ron Schwied