

**CENTER GATE ESTATES VILLAGE CONDOMINIUM ASSOCIATION,  
SECTION III, INC.  
BOARD OF DIRECTORS MEETING  
MINUTES  
February 13, 2019**

A Board of Directors Meeting of Center Gate Estates Village Condominium Association, Section III, Inc. was held on February 13, 2019, at 4459 Atwood Cay Place, Sarasota, Florida, at 11:00 AM, to conduct the business of the Association. Directors present were Ron Schwied, Jeanne Oyer, Verna Williams, Tom Antonucci and Robert Tate. Representing One Source Corporation was Richard Blotta.

**1. CALL TO ORDER**

Mr. Schwied called the meeting to order at 11:05 AM.

**2. VERIFICATION OF A QUORUM**

Mr. Schwied verified that with five (5) Directors present a quorum of Directors was established.

**3. PROOF OF PROPER NOTICE**

Mr. Schwied confirmed the meeting was held in accordance with Proper Proof of Notice.

**4. APPROVAL OF THE JANUARY 12, 2019 ANNUAL & ORGANIZATIONAL MEETING MINUTES**

**Mr. Tate made a motion, which was seconded by Ms. Oyer, approve the January 12, 2019 Annual & Organizational Meeting Minutes. The motion carried unanimously.**

**5. REPORTS OF OFFICERS**

- January Financials. (Verna Williams) The financials had not been received at that time. No report was given. The Year-End financials show that the Association was \$696 over budget for the year of 2018.

**6. COMMITTEE REPORTS**

- Grounds. (Jeanne Oyer) The county has flagged areas in the front of two units due to a cracked or degraded pipe that is leaking. The county is responsible for all the repairs.
- Social. (Jean Schwied) A Mardi-Gras party will take place on February 21<sup>st</sup> prior to Fat Tuesday. There is a Spring Fling scheduled for April 18<sup>th</sup>.
- Pool. (Ron Schwied) The roof of the Ramada is scheduled to commence on February 22<sup>nd</sup>. A leak was found in the pool and sleuth will be contacted for the cost to repair the issue.
- Irrigation. (Tom Antonucci) There are two zones for the irrigation system with Atwood Cay Place being the delineating line. The east side watering occurs on Thursday nights and the west side watering occurs on Sunday nights. Each zone runs approximately 30 minutes beginning at Wilkinson Rd and working to the north side of the community. The system commences at approximately 10pm on the watering night. Wilhelm has tested the entire irrigation system and everything was working normally.

## 7. OWNERS' COMMENTS ON AGENDA ITEMS ONLY

- There were no Owners Comments.

## 8. UNFINISHED BUSINESS

- Ramada Shades/Blinds. (Ron Schwied) The blinds were not available in the size needed. Two (2) Umbrellas will be purchased in replacement of the blinds to provide addition shade in the Ramada.

## 9. NEW BUSINESS

- Review landscape estimates for consideration (if any).
  - Estimate 6022 for the removal of 3 Holly Trees at a cost of \$2,170. Due to inconsistencies on the proposal, it warrants further clarification and the voting will be postponed to the next meeting.
  - Estimate 6027 for the full treatment of Whitefly and Thrips on the community at a cost of \$495.

**Ms. Oyer made a motion, which was seconded by Mr. Antonucci to approve Invoice 6027. The motion carried unanimously.**

- Replacement of Mailboxes.
  - A discussion took place to replace the mailboxes with the existing design of mailbox or changing the design of the mailboxes.
- Road Replacement.
  - A discussion took place regarding a recent estimate from Asphalt Repair Service in the amount of \$47,560 for a full road replacement. The 2020 Annual Budget will have to be adjusted to accommodate for the increase in road replacement.
- Reserving the Ramada for a Community/Garage/Yard Sale.
  - A discussion took place regarding the garage/yard sales. The Board does not approve of the Ramada being utilized for a Garage/Yard Sale. The Board does not have a problem with individual owners hosting Garage/Yard Sales at their unit so long as the owner places flags to keep vehicles off the grass and not damage the irrigation system.

## 10. DATE OF THE NEXT MEETING

The date of the next Board meeting is Wednesday, March 13, 2019, at 11:00 AM.

## 11. ADJOURNMENT

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

***Respectfully Submitted, Richard Blotta, Assistant Community Association Manager***