

CENTER GATE ESTATES VILLAGE CONDOMINIUM ASSOCIATION SECTION III, INC.
BOARD OF DIRECTORS MEETING
MINUTES
February 19, 2020
Approved

A Board of Directors Meeting of Center Gate Estates Village Condominium Association, Section III, Inc. was held on February 19, 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, Tom Antonucci and Anita Foelsch. Representing ONE Source Corporation was Kayla Charles.

- **CALL TO ORDER**

Mr. Schwied called the meeting to order at 11:01 AM.

- **VERIFICATION OF A QUORUM**

Ron verified that with (5) 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 January 11th, 2020 BOARD MEETING MINUTES**

Jeanne made a motion to approve the January 11th, 2020 Board meeting minutes, seconded by Anita. Motion carried to approve the minutes.

- **REPORTS OF OFFICERS**

- **President's Report** – Ron started off by reporting that at the Organizational meeting last month he stated that he did not want to be president. Ron clarified that he felt no one person should remain in an office for extended terms, and the Association should encourage greater participation in management of the community. He will not be renewing his term next year and hopes that individuals will step forward to participate. The issue for critter responsibility was brought to attention, within the association an armadillo had burrowed itself under the porch of a unit. This armadillo was removed from the unit with a large amount of water and has not yet returned. Ron is to walk the property and look for new burrows. He will then hire an exterminator to capture them.
- **Treasurer's Report**- Anita announced that she would table the report at this time as she had not had a chance to review the financials yet. Anita and Ron previously visited One Source office where they overviewed petty cash. As of now the petty cash is listed as an asset of \$800.00 dollars, moving forward the board would like that removed. Anita stated that the new bank cards have been signed, there are now two individuals included on the cards, Ron and Anita. Anita has created a new form for petty cash. She has also requested that all service contracts be provided to ensure the best possible service and pricing.

- **COMMITTEE REPORTS**

- **Grounds**-(Jeanne Oyer) Verna brought attention to the number of walls within the Association that need cleaning. Sally has volunteered to walk around and provide the Board with a list of walls for cleaning and seek bids for the work. Jeanne stated the removal of the holly trees has been completed. Jeanne presented the proposal for the stump removal, Anita made a motion to approve the work, Tom seconded. Motion passed.
- **Irrigation**- (Tom Antonucci) Mr. Antonucci stated that the second week of January Mike came and spent the day addressing sprinklers, sprinkler heads that were not working have been fixed, however, not all have been fixed. Mike will be coming back a second time in March to follow up on any heads that still may be broken. Tom was pleased to announce that individuals have stopped driving over the heads and that the flags within the property have been effective.

- **Social-** (Bonnie Hevener) Valentine's day was a better turnout, the St. Patrick's celebration will be on the 13th, of March.
- **Welcoming Committee-** There is no one new within the Association, there is a unit for sale.
- **Website** – Jean stated that there is nothing new and to let her know if anything should be added.
- **New Committee** - At the December board meeting reviewing the application for purchase/lease was brought to attention. The committee consist of Jean and Anita. Jean presented a packet to each Board member with sample forms for their consideration. It has been tabled until the next meeting in order to allow for time to review the application revisions, to be discussed at March Meeting.
- **Pool-** (Ed Wolfe/Mr. Dan Space) Dan has obtained heating estimates for the scope of work. The board made a motion to send out a survey to all residents to find out their view on heating the pool as it is a costly expense. Any addition requires a 75 percent vote within the community. Bonnie helped obtain multiple quotes, and feels it is best to go with the pump, it is an estimated \$6,500 dollars for the unit, at \$150.00 per month to heat it.
- **Owners Comments on Agenda Items Only**
 - Sally questioned if John could come out and address the hole under the concrete slab. Verna made a motion for John to come out and take a look, Jeanne seconded. Motion passed.
- **Unfinished Business**
 - **Update on sidewalk/lawn depression at 4437 Atwood Cay Cir (JN Concrete)**
 - i. Wilhelm to address area. Labor and sod removal are \$327.25, which also includes installation of St. Augustine sod. The water leak has been repaired. Anita made a motion to allow Wilhelm to accomplish the job, Verna 2nd. Motion passed.
 - **Directory** – Ron reported that the Member's Directory has been completed and distributed to all owners.
 - **Mailbox Repairs** – Ron reported that he is having trouble finding someone to do the repairs to the mailboxes, but will continue to seek bids for this work.
- **New Business**
 - **Review of Architectural Approval Request from Pat Case, 4465 Atwood Cay Place, for installation of hurricane windows**
 - Anita made a motion to approve, however owner to match existing windows. Tom 2nd, motion passed. One Source to send out approval letter.
 - **Audit** – Tabled, to find out more information.
 - **Courtyard Wood Sections** – Discussion of Owner vs Association responsibility. The Association is responsible for the outside wall. The Board agreed the wood fences are not part of the wall and, therefore, are the responsibility of the owner. This has been a long-established ruling. The Board also stated the need to develop a document listing established past practices and clarifications of the Association documents.
- **DATE OF THE NEXT MEETING**
The date of the next Board Meeting is Wednesday, February 26. This is a special board meeting in which CAMS from management companies, including the current one, will provide presentations in order to determine that the best possible price and service is being provided.
- **ADJOURNMENT**
With no further business, the meeting was properly adjourned at 12:45 p.m.

Respectfully Submitted, Kayla Charles