

**CENTER GATE ESTATES VILLAGE CONDOMINIUM  
ASSOCIATION, SECT. 3  
EMERGENCY MEETING OF BOARD –  
INSURANCE RENEWAL DEADLINE  
11:00 a.m. - Monday, January 29, 2024 - Pool Ramada**

**ESTABLISH QUORUM/CALL TO ORDER**

President Betty Lubar called the meeting to order at 11:00 a.m.

Board present: (P) Betty Lubar, (S/T) Jean Schwied, Dan Space, Jeanne Oyer and Matt McNash.

Two unit owners were also present.

From Prokop Management: Leslie Torok

**NOTICE OF MEETING/DETERMINATION OF QUORUM**– Posted by the Secretary 1/27/2024

Full Board Present. Quorum reached.

**BUSINESS**

**ASSOCIATION INSURANCE RENEWAL PROPOSAL & DEADLINE – Dan Space**

Dan presented the review and analysis of the Atlas proposal for the new 2024-25 package. Dan began the process 4 months prior to the expiration date of 2/1/2024, and marketed with another agency other than Atlas, which currently is the agent of record for the Association. Atlas also marketed the association to it's underwriters. They received a quote from the old carrier which goes by the new name, Topa. That quote was in excess of \$200,000.00. Not competitive; Topa placed a valuation of \$16 million on the properties. Dan got a new appraisal at a cost of \$600.00. This appraisal came in at \$11,848.520. Using those valuations, Atlas was able to come back with a quote of \$121,049.00 – a small increase from last year's \$119,000.00. Ron and Dan had hoped that with the new roofs installed the premium would come down, but instead went up. The other agency came up with the same quote as Topa and had no other options to offer.

It is hard to compare this year's expense with last year due to the values of the appraisals (12% less); even with that our costs went up. Had we not gotten the new appraisal, Atlas reported the renewal cost would have been \$15,000 higher.

In spite of all the advance work and the new appraisals, the renewal quotes did not come in until just a few days before the renewal. This is a sign of the markets and not the agency.

The Center Gate Estates Village 3 insurance package will be financed again this year.

***Jeanne moved to accept the Atlas proposal; 2<sup>nd</sup> by Jean; unanimous.*** It was acknowledged by the Board that even though the 2024 estimate for insurance was short and another insurance assessment will be needed this year, the assessment will be substantially lower per household than last year's.

Darren Howard at Atlas will be instructed to email the signature paperwork to Jean Schwied for docu-sign.

**TREE PERMIT APPROVAL AND SCHEDULE – Jeanne Oyer**

Jeanne presented the permit approval and Total Tree Service will be contacted for tree removal at 4454 RCP in prep for the new driveway there to be poured. She also said the County expects a replacement tree to be planted somewhere on the property within a year of the removal and driveway pour. She suggests a Buttonwood be planted in the existing ring of trees around the lake.

Continued

County requirements for the replacement tree: minimum height- 8 feet, with a trunk diameter of 2 to 2+1/2 inches. She can get one for \$350.00 plus installation.

**NEXT MEETING DATE** – The Board has set a date of Friday, February 9 at 10:00 a.m. for an organizational Workshop.

NEXT BOD MEETING DATE- Monday, February 26, 2024 – 11:00 a.m.

**ADJOURNMENT**

*President Lubar adjourned the meeting on a motion from Jeanne; 2<sup>nd</sup> by Dan, at 11:36 a.m.*

Respectfully Submitted for the Secretary by  
Leslie Torok – CAM  
Prokop P.A.