

**CENTER GATE ESTATES VILLAGE CONDOMINIUM ASSOCIATION,
SECTION III
BOARD OF DIRECTORS / BUDGET MEETING
held at 11:00 a.m. on TUESDAY, OCTOBER 12, 2021,
at the Ramada (4457 Atwood Cay Place)**

MINUTES

- A. Call meeting to Order
The meeting was called to order at 11:00 a.m. by Board President Connie Gay.
- B. Determination of a Quorum
A quorum was established with five members of the five-member board present: Board President Connie Gay, Treasurer Bud Hissam, Secretary Mike Prater, and Directors Tom Antonucci and Jeanne Oyer. Association Manager Paula Mitchell and Mike Mitchell of Mitchell Association Management Group were also in attendance.
- C. Confirmation of Proper Meeting Notice of Budget/Board Meeting
- D. Approval of Board Meeting Minutes
A ***motion*** was made by Tom to approve the September 14, 2021, meeting minutes; ***motion seconded*** by Bud; ***motion passed, 5 to 0.***
- E. President's Report
The President's Report was presented by Connie.
- F. New Business
- a. Review and adoption of 2022 Proposed Budget
The 2022 Proposed Budget was reviewed; alternatives to cable service and its cost were discussed. Concerns and questions from Owners present at the meeting were addressed. A ***motion*** was made by Bud to approve the 2022 Budget as proposed; ***motion seconded*** by Tom; ***motion passed, 5 to 0.*** Mike Prater reported receiving estimates from contractors to replace driveways at a cost of \$3538 to \$6104, depending on length.
 - b. Discussion and vote to increase application fee to \$150.00
A ***motion*** was made by Jeanne to increase the application fee to \$150.00 per individual application or married couple, the maximum allowed by Florida law; ***Mike seconded; motion passed, 5 to 0.***
- G. Unfinished Business
- a. Light pole painting
A proposal from Sapphire Improvements was presented by Connie to paint the light posts for \$450 or \$15 each. The board ***unanimously agreed*** to have ten posts painted per month at \$15 each until all 30 are complete.
 - b. Updated paint colors
The Paint Color Committee placed display board with samples of paint color combinations at the ramada for Owners to view.
 - c. Mulching by pool
Jeanne presented a proposal of \$918 to mulch around the pool. The board ***unanimously agreed to table*** consideration until a later time.
 - d. Pineapple palm trimming

Jeanne presented a proposal for up to \$450 to have the pineapple palms trimmed. A ***motion*** was made by Mike to approve; ***motion seconded*** by Jeanne; ***motion passed, 5 to 0.***

H. Owner Comments

Owners present were recognized to speak freely throughout the meeting. There were not additional Owner comments.

The next meeting is scheduled for Tuesday, November 9, 2021, at 11:00 a.m.

Mike made a motion to have the Annual Meeting on Saturday, January 8, at 11:00 a.m., motion seconded by Tom, motion passed, 5 to 0.

I. Adjournment

There being no further business, the meeting was adjourned at 12:18 p.m.

Minutes respectfully submitted by Paula Mitchell, LCAM, CMCA.