

**CENTER GATE ESTATES VILLAGE CONDOMINIUM  
ASSOCIATION, SECT. 3  
BOARD Meeting Minutes  
11:00 a.m. - Monday, May 13, 2024 - Pool Ramada**

**ESTABLISH QUORUM/CALL TO ORDER**

President Dan Space called the meeting to order at 11:00 a.m.

Board present: (S/T) Jean Schwied, (P) Dan Space, (D) Lois Barnes and (D) Sandy Wilson. (D) Jeanne Oyer was absent.

Nine (9) additional unit owners were also present.

From Prokop Management: Leslie Torok

**NOTICE OF MEETING** – Posted by the Secretary 5/11/24

**DISPERSAL AND APPROVAL OF MINUTES** From BOD Meet Apr. 15 and WKSHP Apr. 17;  
*Sandy moved to approve both sets of minutes as written; 2<sup>nd</sup> by Jean; unanimous.*

**FINANCIAL REPORT** – April, 2024 – Treasurer Jean Schwied

April Report not yet available due to new software. Tracking appears to be on point, with no new unexpected expenses coming in. She noted a CD maturing end of June will not be able to be re-invested in full, due to funding the driveway and painting projects. Also, first installment (\$249.00) of the \$880.00 per unit special assessment for insurance due today (5/13).

**REPORTS OF COMMITTEES**

ARCH Requests – None this month.

GROUNDINGS - Tree Trimming and Planting – Dan Space reported that the Jatropha trees are in and that Jeanne has been working on identifying additional grounds work to be considered. Remainder of report tabled to another meeting due to Jeanne's absence.

ROADWAYS – Jean Schwied reported that two quotes were received, so at least we have a more realistic idea of the cost for milling and repaving. A separate quote has been submitted to remove the island in the Atwood Cay Place cul-de-sac. No island work will be done, however, until we are ready for replacement of the roads.

Jean mentioned that there seems to be a discrepancy between the two quotes for the square footage.

POOL – Dick Gates and Steve Currie will research the costs and considerations to heat the pool.

Dan reported a sizeable hole appeared in the bottom of the pool. David the pool man will patch today – hydro-cement will be used. Cost to be expected is \$200.00 plus materials.

DRIVEWAYS – Lois Barnes & Sandy Wilson – Lumsden quoted replacement of 15 or 16 driveways for a total of \$59,000.00, after Dan negotiated a discount. Dan will clarify if it is 15 or 16. Sandy will coordinate the schedule with Lumsden, including notifying owners. It was noted that the last remaining oak tree in the driveway median will be removed in order to remove the roots that have lifted the driveway and damaged the road in the cul-de-sac.

IRRIGATION - Lois Barnes and Sandy Wilson – Lois met with Jose Garcia and he suggested that someone is messing with the irrigation timers. Garcia has suggested a digital timer clock (\$1,800.00) will take care of those issues and more, and he can control from his phone. Board is not ready to make

continued

that expenditure decision until Lois can get a clearer handle on the extra parts costs and on the full picture of how Garcia does its work, and until she can feel like she has something useful to report. Ed Wolfe reported that the irrigation in front of his unit and all the way down that side of Place comes on every night. At this point, some different companies may be asked to bid the irrigation contract.

SOCIAL – Bonnie announced plans for a Pot Luck dinner on Memorial Day (May 27). Hot dogs and paper goods will be provided and owners will bring the sides.

COMCAST XFINITY CABLE RENEWAL – Comcast is offering a 2 year contract renewal (4% cap on annual increase) with a lower monthly cost per unit than now being paid, PLUS a \$2,100.00 refund to the Association, PLUS a cable feed to the Ramada included at no extra charge. Dan explained that the refund would cover the cost of a 42” TV and a voice remote. The new plan will save \$9,000.00 over a five year period. *Jean moved to accept and move forward on the plan; 2<sup>nd</sup> by Sandy with the caveat that the actual contract looks as quoted; unanimous.*

### **UNFINISHED BUSINESS**

PAINTING PROJECT NEXT STEP – Jean reported that Leslie had supplied her with two painting quotes for other associations in Center Gate who painted one year ago. She assured the attendees that the community has enough in painting reserves to cover the cost of painting this year or early next year – no matter the color selected. A handout showing the quotes was distributed.

GOVERNING DOCUMENTS AMENDMENTS – Currently the state requires a 75% vote of the owners to change common element, including paint color on the exterior of the building. Language from other associations is being considered for adoption and amendment to the CGEV3 documents. Still in process. Plan for a vote soon, for an amendment and a color change.

ROOFS/LETTERS – Dan Space noted that it would be wise to notify any owners with roofs over 15 years of age of the possible impact on the Associations property insurance rates. It would be prudent to understand the intent to replace by these owners.

FINANCIAL COMPILATION – In process for the 2023 year.

STAY OFF GRASS SIGNS – Dan announced that the new signs have been installed on the mailbox posts throughout the community. Thanks to Ed Wolfe. They are small, unobtrusive and easy to see.

PRIVATE BUSINESS OPERATED FROM UNIT – Letter has gone out.

### **NEW BUSINESS**

3 CAR HOUSEHOLD – Vogt – Leslie will send a letter of violation.

TREE DONATIONS – The Grounds & Trees Committee is open to, and soliciting donations toward the purchase of new trees. If you would like to contribute, your donation will be gratefully accepted.

Please make your checks payable to Center Gate Estates Village 3, make a note in the memo line of the check that it is for donation / trees & grounds, and mail to Prokop at 2011 Bispham Rd., Sarasota FL 34231.

**COMMENTS/QUESTIONS**

An owner issued a couple of cautions in support of the governing documents changes with regard to percentages needed for material alterations change. Also suggested the possibility of taking out a loan in conjunction with using Reserve funds; i.e. road repaving and maintenance.

Board reminded everyone the first installment (\$249.00) of the Special Assessment is due today, May 15, or more, or you may pay the entire amount.

**DATE OF NEXT MEETING** – Monday, June 17, 2024 – 11:00 a.m..

**ADJOURNMENT** – With everything on the agenda addressed, Dan adjourned the meeting at 12:35 p.m.

Respectfully Submitted for the Secretary by  
Leslie Torok – CAM,  
Prokop PA