

**CENTER GATE VILLAGE ESTATES CONDOMINIUM ASSOCIATION,
SECTION III, INC.**

Wednesday, March 10, 2021, at 11:00 a.m.

Meeting was held at the Ramada (pool house) 4457 Atwood Cay Place, Sarasota, Florida

MINUTES

An invited guest, Wendy Crisp, from Waste Management gave a presentation to the members regarding recycling from 10:30 a.m. to 11:00 a.m. as posted.

- Call Meeting to Order
The meeting was called to order by Board President Stuart Slutzman at 11:01 a.m.
- Confirmation of Notice
Stu confirmed that notice of meeting was duly posted in accordance with Florida Statute 718 and the Association's Bylaws.
- Determination of a Quorum
All members of the five-member board were present, establishing a quorum: Stu Slutzman, Jeanne Oyer, Tom Antonucci, Mike Prater, and Bud Hissam.
- Approval of Meeting Minutes
Tom made a ***motion*** to approve the 02-10-21 meeting minutes; ***motion seconded*** by Bud; ***motion passed, 5 to 0.***
- Officer Reports
 - Stu reported that an owner has been allowing her dog to run free in the community without a leash, leaving dog waste on the common elements. Mike made a ***motion*** to send a violation letter to the owner; ***motion seconded*** by Jeanne; ***motion passed, 5 to 0.***
 - Stu reported that Association's total checking account balance at the end of February was \$427,739; there was \$152,196 in reserves; and there was one owner three months delinquent who has habitually paid maintenance fees in arrears. Mike made a ***motion*** to put the owner on notice to bring maintenance fees current to avoid being referred to the association's attorney for collection; Stu stated that the owner was to be allowed three months to pay the arrearage and ***seconded*** the motion; ***motion passed; 5 to 0.***
- Committee Reports
 - Grounds
Jeanne reported that all hedges except for privacy hedges will be hard trimmed down to 24". Jeanne also commented that the Gorilla Kleen did a very good job pressure washing the walkways.
 - Irrigation
Tom reported that sprinkler head damage caused by residents, guests, and service and delivery vehicles driving and parking on the grass, continues to be a problem. The additional repair expenses will result in a shortfall in the irrigation budget if not addressed. Tom urged that owners place red flags (that he will provide) to mark boundaries when additional parking is anticipated (approved garage sales, deliveries, moving vans, etc.). Owners will be charged for repair expenses when damages are known to have occurred due to owner failure to plan accordingly.
 - Pool & Ramada
Dan Space provided estimates to resurface the pool deck. Jeanne made a ***motion*** to table the matter; motion ***seconded*** by Tom; ***motion passed, 5 to 0.***
 - Welcoming

Mike Prater reported that new owners are being provided with an owner directory, directed to the website for documents and given clubhouse restroom keys.

- Improvements
Ron reported that he is working to improve the website to encourage member participation in the community and neighbor relations.
- Unfinished Business
 - Board Organization
Stu announced that the item will be revisited at a future board meeting
 - Protection of Property at Roadway Corners
Stu reported that he has received an estimate to place six reflective posts, three at each of two corners to stop damage to landscaping caused when vehicles are driven on the grass to make turns. Stu made a ***motion*** to have the reflective posts installed; ***motion passed, 5 to 0.***
 - Parking
Stu reported that he will include a warning in the next President's letter regarding street parking. It was stated that if parking problems continue, a towing policy will be put into effect.
- New Business
 - Continuing Sprinkler Head Damage
Covered earlier in the meeting. Stu stated that policy will be stated in the next President's Letter.
 - Tree Trimming and Removal
Jeanne presented two proposals from Dean's Tree Service totaling \$4950 that included suggested items that need clarification. Bud made a ***motion*** to give Jeanne approval authority for an amount not to exceed \$5500; ***motion seconded*** by Stu; ***motion passed, 5 to 0.***
- Irrigation System Upgrade Proposal
 - Item discussed at a previous meeting. There was no additional discussion.
- Clarification of Policy for Repair/Replacement of Courtyard/Patio Wood Sections
 - Stu stated that he is researching total replacement cost of the wood sections for future planning. The possibility of a loan is also being investigate for future consideration.
- Courtyard/Patio Repair Request – 4456 Atwood Cay Place
The request was approved.
- ARC Approvals
Tom made a ***motion*** to approve an ARC request from Mike Prater; ***motion seconded*** by Jeanne; ***motion passed, 5 to 0.***
- Set next meeting date
The next meeting is scheduled for Wednesday, April 14, at 11:00 a.m.
- Owner Comments/Questions
There were comments regarding the interview process for new members.
- Adjournment
There being no further business, the meeting was adjourned at 1:01 p.m.

Minutes respectfully submitted by Paula Mitchell, LCAM, CMCA.