

**CENTER GATE ESTATES VILLAGE CONDOMINIUM
ASSOCIATION, SECT. 3
BOARD Meeting Minutes
11:00 a.m. - Monday, March 18, 2024 - Pool Ramada**

ESTABLISH QUORUM/CALL TO ORDER

Prokop Manager Leslie Torok called the meeting to order at 11:07 a.m.

Board present: (S/T) Jean Schwied, (D) Dan Space, and (D) Jeanne Oyer. Full Board present.

Eleven (17) additional unit owners were also present.

From Prokop Management: Leslie Torok

NOTICE OF MEETING – Posted by the Secretary 3/13/24

Before addressing the business of the meeting, Manager Leslie Torok announced that subsequent to the last Board meeting, resignations of members of the Board were received from Matthew McNash and Betty Lubar.

The Board wanted to make a few announcements about meeting decorum, Robert's rules of order, and working better as a unit, due to the tension and discord demonstrated at the last couple of meetings, by both some of the members of the Board and by some of the owners. Dan Space and Jean Schwied did so, and offered apologies for those meetings and vowed to maintain meeting order and civility moving forward.

BOARD SELECTION OF A NEW PRESIDENT

Jean Schwied moved, with a 2nd by Jeanne Oyer, to nominate Dan Space as President. Mr. Space accepted; vote was unanimous. The meeting was turned over to to President Space for presiding.

DISPERSAL AND APPROVAL OF MINUTES From WKSHP Jan. 15; from EMERG meet Jan. 29; from BOD meet Feb. 26; from EMERG meet Mar. 1 - *Jean moved to approve all 4 sets of minutes as written; 2nd by Jeanne; unanimous.*

FINANCIAL REPORT – February, 2024 – Treasurer Jean Schwied

Reserves are fully funded and coming along with projected growth. Running the usual over budgeted numbers for Association Insurance. More about insurance to be addressed later in this meeting.

REPORTS OF COMMITTEES

ARCH Requests – 4459 ACC – Schwied - Impact Windows Installation – To replace all the regular windows; specs and color are within requirements. *With Jean Schwied recusing herself from the vote, the request passed on a motion from Jeanne; 2nd by Dan.*

GROUNDS – Tree Planting Up-date – Jeanne got a very good deal on the Jatropha trees. They will be installed at various locations around the community. Jeanne will be marking locations with flags (either red or lime green) so please do not remove them. She would like to use the excess \$\$ for mulch at the end of the pool. As the expense was already appropriated, she may indeed use it for mulch as well as the trees.

continued

Owners nearest the locations of newly-planted trees are reminded to please water every day the first week, and every other day the second week. An email blast will be sent out.

Landscaping Proposal for 4454 Atwood Cay Place - A quote of \$625.00 from Pomerleau was presented for the removal of all the ferns and clean-up of the area where the tree was removed and the new driveway poured. Some new hedges and sod will be installed, bringing the unit grounds back to being consistent with the look and landscaping throughout the neighborhood. ***So moved for approval by Jean; 2nd by Jeanne; unanimous.***

UNFINISHED BUSINESS

PAINTING PROJECT NEXT STEP – A note of clarification about the color change surveys: the 2nd survey was a ranked survey of 4 colors. Owners were asked to place the four colors in order of preference from 1st to 4th. Dan thanked the members of the Painting Committee for all their diligent and conscientious work. The general consensus for moving forward on the painting project procedures was to wait until new Board members are seated.

CONCRETE DRIVEWAY UP-DATES - Repair was completed at 4479 ACC. A temporary repair has been done, or will soon be done, at 4445 ACC, until a full replacement can be done.

NEW BUSINESS

BOARD ADOPTION OF SPECIAL ASSESSMENT RESOLUTION – The insurance budget shortfall of \$36,960.00 for 2024, at \$880.00 per unit, is to be paid in one lump sum, or in two payments of \$440.00 each, with the due dates to be filled in on the resolution at this meeting. After discussion, ***Jean moved to amend the Resolution to state that payments will be made in one or three payments of \$294.00 each; 2nd by Jeanne; unanimous.*** Payments will be due May 15, July 15 and September 15, 2024.

BOARD APPOINTMENTS- ***Lois Barnes was nominated to a 2-year term on the Board by Jean Schwied; 2nd by Jeanne Oyer; unanimous. Sandy Wilson was nominated to a two year term on the Board by Jeanne Oyer; 2nd by Jean Schwied; unanimous.*** Both women were thanked for their willingness to serve and welcomed to the Board.

DISCUSSION POINT – It was noted that Edith Dennis’s dogs were loose on the property again on February 17, while Edie was out of town on a cruise. One dog went back inside on it’s own, the other was returned, to find the back lanai door was duct-taped open. The duct tape was removed and the dogs were secured inside. No action was recommended at this time, except for the incident to be noted in the minutes. If there is a “next time,” firm action will be considered.

UNIT OWNER COMMENTS/QUESTIONS

Dan space once again praised Jean Schwied and the entire Paint Committee for all their work on behalf of the community.

Deb Antonucci praised the Social Committee for all their work and making such fun events happen. Maybe an Easter Egg Hunt is in the planning.

DATE OF NEXT MEETING – Monday, April 15, 2024 – 11:00 a.m.

ADJOURNMENT – With everything on the agenda addressed, Dan adjourned the meeting at 12:31 p.m. and added his thanks for it being such a productive, albeit it a little longer than usual, meeting.

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