

**CENTER GATE ESTATES VILLAGE CONDOMINIUM
ASSOCIATION, SECT. 3
BOARD Meeting Minutes
11:00 a.m. - Monday, June 17, 2024 - Pool Ramada**

ESTABLISH QUORUM/CALL TO ORDER

President Dan Space called the meeting to order at 11:01 a.m.

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

Eleven (11) additional unit owners were also present.

From Prokop Management: Leslie Torok

NOTICE OF MEETING – Posted by the president 6/15

Before addressing any of the items on the agenda, Dan pointed out that on the Nextdoor Neighbor social media platform, unit owner Verna Williams had accused the condo Board of cheating to get what they want and have been getting away with it due to DeSantis defunding the department that owners formerly were able to go to get help in order to keep them from cheating. When he asked her if she had any documentation or could tell him what the Board had cheated on, she replied that she didn't care to discuss it. (Written copy of her post is appended to the minutes on file.)

APPROVAL & DISPOSAL OF MINUTES (May 13, 2024) – Jean so moved; 2nd by Jeanne; unanimous.

FINANCIAL REPORT – Treasurer Jean Schwied – (May, 2024)

Jean stated that she needed more time to look into the May financial report and has questions about the reports created with the new software. They appear to be picking up income due to be received *after* the end of the month, rendering them inaccurate and showing overstated income.

COMMITTEE REPORTS

ARCH – 4475 ACC – Request for Screened-in Courtyard – The original ARCH request, having been submitted *after* already scheduling the work was first deemed to be inadequate in terms of detail or specs, etc., and secondly, was not turned in with proper allowance for time for consideration by the Board. Dan contacted the vendor and asked for more information and a copy of the quote and also notified them that the start date would have to be postponed. (A copy of the original request and also the quote are appended to the minutes on file.) With minimal further discussion, ***Jeanne moved to approve; 2nd by Sandy; with a condition:*** Considering this is not the first time Mr. Rangone has turned in a request in the 11th hour, the Board requested Management to send him a letter regarding compliance and procedure; ***unanimous.***

GROUNDS – Tree Trimming & Costs - Jeanne Oyer first thanked everyone for watering and taking care of the new Jatropa trees – they look great and are growing well. She reported that the new trees were fertilized, fortunately, just ahead of the big rains lately. A bid from Total Trees was received

continued

of \$4,625.00 for hardwood tree trimming throughout, removing branches from over buildings and making all hurricane-ready. After much discussion about costs and need to do ALL the work quoted; **Sandy moved to approve with the caveat that the work was preventive against possible property damage and loss; 2nd by Jeanne. Motion passed 3 to 2, with Jean and Lois voting against.**

POOL REPORT – Dick Gates – Noting that the pool and Ramada are real assets to the community and have proven on many, many occasions to be a gathering spot, as well as a necessity for some owners/residents with medical conditions, he reported that the pool pump is on its last legs and is costing more in electricity expenditures than it would if replaced, he presented the Board with a quote of \$2,270.00, installed, from David with Pool Specialists (the pool cleaner and maintenance provider). David projected that the cost could be re-couped in a year or so's time with reductions to the power consumption. Dan also pointed out that if the association pro-actively moves forward with ordering and replacing it now, BEFORE it fails, the down-time for the pool closure would be reduced from 2-3 weeks to 2-3 days. **Jeanne move to approve; 2nd by Lois; unanimous.** Prokop will send signed approval to David. Quote is appended to the minutes on file.

DRIVEWAYS REPORT – Sandy Wilson reported that the first and second of the driveways to be re-poured are 4445 Atwood Cay Circle and 4459 Atwood cay Place, and she will work out the scheduling and notification to owners with Lumsden. Work should begin in July.

IRRIGATION – Lois Barnes – Reported she and Jose Garcia met and reached a meeting of the minds. The Irrigation Report Forms will be sent out again to the entire community. And flags have been delivered to each unit for use to flag the irrigation problem outlined in the report on the forms. And a big thank you to Bonnie for counting, bundling and delivering all the flags. **COMMUNITY IS REQUESTED – PLEASE – TO USE BOTH.** The community can expect an irrigation bill for June that will include an additional expense of \$400.00 spent this month.

SOCIAL – Bonnie Hevener - Social events will be stopped through July and August due to the heat being too high to plan ahead effectively, although a pop-up, rather spontaneous one or two events may be announced.

UNFINISHED/OLD BUSINESS

COMCAST CONTRACT UP-DATE – Dan Space – Paperwork & signatures for new Bulk Plan for Basic cable service has been sent to Comcast. Dan's comparison table spreadsheet can be found as the last page of these minutes. Awaiting receipt of the \$2,100.00 bonus back from Comcast. With intent of limiting an expense of \$1,200.00 of the bonus, Dan proposes to get a flat screen TV for the Ramada. Dick Gates will shop with him. Comcast includes a cable feed and outlet to the Ramada. **Jeanne so moved; 2nd by Lois; unanimous.**

GOVERNING DOCS AMENDMENTS – Bonnie Hevener and Jean Schwied – Committee proposes two amendments: 1.) to Declaration of Condominium, SECTION V, MAINTENANCE, ALTERATIONS AND IMPROVEMENTS. Proposal is to add a paragraph D. ".....The Association, through its Board of Directors, may undertake material alterations of substantial additions to the Common Elements or other Association property, provided, however, such alterations having a cost in excess of \$5,000.00, must be approved by not less than 60% of the quorum of voting interests present in person or by proxy at a duly noticed membership meeting.Notwithstanding the foregoing.....no vote required for expenditures required for the Board to comply with statutory obligations....." Full amendment as written by the committee is appended to the minutes on file. **Lois Barnes moved to approve as read and to engage legal services for composition of same and of the proxy for voting purposes; 2nd by Jeanne Oyer; unanimous.** continued

2.) to Declaration of Condominium, SECTION XV, AMENDMENTS OF DECLARATION

Proposal is to strike the words *two-thirds (2/3)* of the unit owners to read “.....may be amended at any time by the affirmative vote of sixty percent (60%) of the quorum of voting interests present in person or by proxy at a duly noticed membership meeting.....”

Full amendment as written by the committee is appended to the minutes on file. *Sandy Wilson moved to approve as read and to engage legal services for composition of same and of the proxy for voting purposes; 2nd by Lois; unanimous.*

As the attorney’s work nears completion, a date will be set for the vote and notice and proxies will be mailed to the owners.

RESPONSES TO LETTERS – 2 Roofs, 3 cars, Private Business – Leslie reported receiving no responses. Dan will talk to the Vogts about the 3 cars and see what their plans are. No further action was determined at this time for the other two issues.

FINANCIAL COMPILATION STATUS – Leslie hopes to have it completed by the end of the month. She will check with c.p.a. Joe Chapman for status.

RULES & REGULATIONS – Sandy brought up the idea of having (and being in favor of having) a set of Rules & Regulations. She has a copy of the attempt at creating them from 2021 which possibly did not get finished, and certainly never got voted on. When she said it was 13 pages long (already), no one else was too keen to pursue having a set of house rules for the community.

UNIT OWNER COMMENTS/QUESTIONS

Deb Antonucci raised a question about whose responsibility is it to replace the sidewalk spacers – conflicting information on that question. She plans to pay out of pocket for her sidewalk repair because she doesn’t feel it should wait to be done, but would like the Board to do a little work on this subject and come up with definitive answer/position.

Verna Williams wanted to return to the issue that was brought up to her before the meeting. She stated she has a right to free speech. Dan replied that he didn’t think so when what you say is untrue and slanderous. With that, the meeting came to an end.

DATE OF NEXT MEETING (on summer hiatus July & August) - Monday, September 16, 2024
- 11:00 a.m. - unless needed sooner.

ADJOURNMENT

All agenda items having been addressed, President Space adjourned the meeting at 12:47 p.m.

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