

**CENTER GATE ESTATES VILLAGE CONDOMINIUM
ASSOCIATION, SECT. 3
Emergency BOARD Meeting Minutes
1:00 p.m. - Friday, March 1, 2024 - Pool Ramada**

ESTABLISH QUORUM/CALL TO ORDER

President Betty Lubar called the meeting to order at 11:00 a.m.

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

Eleven (11) additional unit owners were also present.

From Prokop Management: Leslie Torok

NOTICE OF MEETING – Posted by the Secretary 2/28/17 (Leap Year)

Before addressing the business of the meeting, Manager Leslie Torok asked anyone not an owner and therefore a member of the Association to exit the meeting, as their presence is not appropriate. Meetings of the Board and the Ownership are open only to owners. Compliance was reached.

PAINT COLOR SELECTION – Survey Re-count

Recount Audit – Count from Painting Committee of 22 in favor of Rain Blue, 19 in favor of Nantucket (Neutral) was accepted in a *motion by Dan; 2nd Jeanne; motion passed on a vote of 3 to 20, with Matt and Betty the two against.*

Determination – Next Steps in Paint Selection – Jean moved to dis-band the Paint Committee and allow the Board to continue planning the next steps; 2nd by Betty; unanimous.

There was a suggestion made that whenever a painting contractor is hired, owners be given options to pay out-of-pocket for painting areas not part of the scope of work covered by the Association. Suggested acknowledged.

With some of the Board members claiming that color selection by a formal vote of the owners to change from the colors currently on the buildings comes ahead of getting quotes, and being disagreed with by others on the Board, due to the fact that it was ascertained by one Board member that the cost to change the paint color might exceed the budgeted Reserves and result in a special assessment levied and that, therefore some quotes should come first. **Betty moved to get a minimum of two (2) quotes – one for same colors and one for the leading blue choice before the vote for color is sent to the owners; 2nd by Matt; motion failed on a 3 to 2 vote, with Dan, Jean and Jeanne voting against.**

Disagreement and discord continued, and it was brought to light that a Board member who is not an officer acted for the Board by getting a general outside quote for a considerable amount of money over the current Reserves for painting and, rather than FIRST sharing it with the Board or the Paint Committee, took it to many unit owners in an effort to help them understand the resultant extra costs that could come from their uninformed votes.

Jean moved to instruct Matt McNash to cease and desist from acting on behalf of the Board and seeking additional painting bids; 2nd by Dan; motion passed with 4 in favor and Matt voting against.

Continued

14 JATROPHA TREES – Were discussed in a prior meeting but never voted on. ***Dan moved to approve the \$2,200.00 quote for the trees, installation and 14 bags of mulch; 2nd by Jeanne; unanimous.***

TREE REPLACEMENT – Returning to another tree matter that has not been decided, to honor the County requirement to replace non-diseased trees which are taken down proximity to buildings and drives, a Silver Buttonwood is planned to be planted in another appropriate location. Cost for a tree meeting the 8-foot-tall minimum and trunk diameter of at least 2 inches, one can be gotten and installed for \$350.00. ***Jeanne moved to approve; 2nd by Dan; unanimous.***

DIRECTORY FOR 2024 – 2025 – Jeanne reported being ready to compile and print the new directory. Cost is minimal, same as in years past. ***Betty moved to approve and proceed; Jeanne 2nd; unanimous.***

SET DATE FOR SPECIAL ASSESSMENT TO OFF-SET 2024 INSURANCE SHORTAGE – It was determined to include it on the agenda for the next BOD meeting. Prokop will send notice in mail as soon as possible.

UNIT OWNERS COMMENTS & QUESTIONS

Much dismay was expressed at the decorum of the Board members toward each other. Board was urged to do better and better follow Robert's Rules of Order. Use the hierarchy in place in a community.

Two owners, each having served on Boards before, explained how hard it is to be a member of the Board, and to keep in mind that it is a Board member's duty to have fiduciary matters and maintenance of the community foremost in mind and action. Board members and owners alike should avail themselves of the governing documents and Board member protocol. Owners should understand that maintenance items should not be kicked down the road. Things that need to be addressed may indeed cost more than planned – and will not get less expensive by waiting – and owners should understand that everybody shares in the costs of reserved and common element items.

Two Board members, one present and one former, apologized that the meeting was as contentious as it was, and that the owners present had to witness, and/or be a part of, it.

One owner believed the Board or the community should not be allowed to paint or consider painting a year ahead of schedule, even though that may not turn out to be the plan, and it was explained that conditions take precedence, not a schedule.

DATE OF NEXT MEETING – Monday, March 18, 11:00 a.m. - will include Board approval of \$808.00 per unit special insurance assessment Resolution.

ADJOURNMENT – With everything on the agenda addressed, Betty adjourned the meeting at 2:11 p.m.

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