

**CENTER GATE ESTATES VILLAGE CONDOMINIUM
ASSOCIATION, SECT. 3
BOARD Meeting Minutes
10:00 a.m. - Monday, July 10, 2023 – 4459 Atwood Cay Place**

ESTABLISH QUORUM/CALL TO ORDER

Prior to calling the meeting to order, a minute of silence was observed to remember Mike Prater and Bob (Wilson); both passed away over the weekend.

President Deb Antonucci called the meeting to order at 10:07 a.m.

Board present: (S/T) Jean Schwied, (P) Deb Antonucci, (D) Dan Space. Jeff Bartell resigned since last meeting. (VP) Sandy Wilson was absent; excused. Owner Jeanne Oyer also in attendance.

From Prokop Management: Leslie Torok

NOTICE OF MEETING – Posted by the president Jun. 26

APPROVAL & DISPOSAL OF MINUTES (May 17, 2023) – *So moved Dan; 2nd by Jean; unanimous.*

FINANCIAL REPORT – Jean Schwied & Prokop

Still tracking pretty good through May. June not yet available.

COMMITTEE REPORTS

– ARCH – 4535 Atwood Cay Circle – install propane tank for generator fuel. Now the potential buyer and the seller homeowner are discussing other options. Request withdrawn.

- IRRIGATION – 4521 ACC – Owner replaced in-ground plants with plants in containers, moved the drip lines, and now drip lines are being cut by trimmers from lawn care. Wants drip lines replaced. Discussion revealed owner should re-do drip line placement to avoid hedges altogether, and new drip lines should be paid for by the owner, as the problem was caused by owner. ***Dan moved to deny request; 2nd by Jean; unanimous.***

- GROUNDS – Pomerleau will be installing sod soon in areas damaged by Hurricane Ian. If the rains do not increase to daily showers – or even if they DO – please keep those areas watered well if they are near your home.

- Mulch plant bed areas around Pool – In order to cover the drip and other exposed irrigation lines, Dan presented a quote from Pomerleau of \$1,237.50 to lay and spread 3 pallets of Cocoa Brown Mulch. ***Jean so moved; 2nd by Dan; Dan to coordinate; unanimous.***

- Damaged mailbox /post – A post and two mailboxes need replacing already. Homeowner accident. New mailboxes and extra numbers were purchased in order to have some on hand for emergency repairs and replacements. Ron has been reimbursed for the purchase of the boxes and also some new numbers, the homeowner knows how much Jason quoted for replacement of post & cement, and the 2 boxes needed. Homeowner has been billed by Management.

TRIP HAZARD - 4453 ACC – Leslie will have Jason come and take another look at the step area between sidewalk and concrete slab topped with pavers for recommendation to remove trip hazard. Gus Bymbos repaired some wooden sidewalk spacers. continued

TRIP HAZARD – 4454 – Quite a raised area where drive panel meets garage apron. Deb will look at it and report back to Board.

- FEEDING WILDLIFE – AN EMAIL BLAST WILL BE SENT OUT REMINDING EVERYONE not TO FEED WILDLIFE OF ANY KIND. It upsets the ecosystem and causes birds, squirrels, and any number of wild life species to lose fear of humans and depend upon us. Birds, especially, cause messes, and can become mean and aggressive and cause damage to property if feeding should stop. Also draws undesirable species into our communities. Moreover, it is a finable offense according to County ordinance.

OLD BUSINESS

ROOF COMMITTEE – 16 roofs are complete, with 16 or 17 under contract. 3 are pending. To reiterate the insurance rates being lowered due to new roofs throughout the community, clarity is warranted. There is no question that insurance rates will continue to rise, period. The *terms* for coverage are what can be much more desirable, and indeed, allow the association to be covered at all. An email blast will go out to owners to please have roofs replaced by September to allow greater access to favorable insurance options.

Please remember to submit a copy of your roofing contract and completed roofing form to Ron Schwied.

- INSURANCE SPECIAL ASSESSMENT – Last payment of \$750.00 is due July 15. Anyone not already paid by the time you read these minutes is LATE, and subject to interest fees. Please get them in immediately.

NEW BUSINESS

- Water damage at 4463 Atwood Cay Place. Vanities and some drywall are the only two remaining items to be addressed, thanks to the owners' daughter, who quickly got the bathroom dried out completely. Thank you to Dan for keeping on top of this.

- ARREARS MAINTENANCE FEES – Letters have gone out to those who have not paid.

- NEW BOARD MEMBER APPOINTMENT – Jeanne Oyer agreed to serve the remainder of Jeff Bartell's 1st year, until the end of 2023, on a ***nomination from Jean; 2nd by Dan – unanimous.***

- Magnolia Tree near pool not doing well - Tree should not have been planted in current location to begin with. Too shaded by Oaks nearby, and now Magnolia growing into the Oak limbs. ***Jean moved to remove the Magnolia and have Bill from Total Trees do walk & quote for any other tree trimming/removal needed; 2nd by Jeanne; unanimous.***

ADDITIONAL COMMENTS

- POOL LIGHT – Needs repair. Clyde of Brightwater will do.

- 3rd CAR – Dan Space went on record as saying he is getting rid of his third auto.

- WORK PARTY – Deb wants to schedule a work party to clean up around the pool area when it's a little cooler, and wants to schedule another Town Hall meeting. This Town Hall will likely carry a price per person if staying for lunch.

- PAINTING COMMITTEE – Will meet soon to get started on identifying wooden fence sections needing replacement prior to painting, and also to offer some color selections for eventual owner vote.

continued

DATE OF NEXT MEETING – Monday, September 18, 2023 11:00 a.m.

ADJOURNMENT

After all agenda items were addressed, President Antonucci adjourned the meeting at 11:39 a.m.

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