

**CENTER GATE ESTATES VILLAGE CONDOMINIUM
ASSOCIATION, SECT. 3
BOARD Meeting Minutes – Special Assessment Resolution
11:00 a.m. - Friday, February 24, 2023 - Pool Ramada**

ESTABLISH QUORUM/CALL TO ORDER

President Deb Antonucci called the meeting to order at 11:00 a.m.

Board present: (S/T) Jean Schwied, (P) Deb Antonucci, (VP) Sandy Wilson, (D) Dan Space, (D) Jeff Bartell. Full Board present.

Thirteen (13) additional unit owners were also present.

From Prokop Management: Leslie Torok

NOTICE OF MEETING – Posted by the president Feb. 19

APPROVAL & DISPOSAL OF MINUTES (Jan. 31 & Feb. 8 Workshop) – So moved by Jeff; 2nd by Sandy; unanimous.

FINANCIAL REPORT – Jean Schwied & Prokop

Still tracking well for first month into the year. Prokop reported that as of today's meeting, 16 people have paid the \$420.00 storm assessment. The expectation is to be able to write checks to reimburse owners for their out-of-pocket expenses submitted for hurricane damage by the end of March. Jean asked for an income line for the special assessment to be added to the budget/balance sheet for easier tracking of payments.

COMMITTEE REPORTS

– ARCH – RE-visit Nye (4521 ACC) Request for tree removal – Some quotes were gotten for removal (\$375.00 plus permit), versus cutting and removing the root (\$100.00) that is possibly threatening the foundation of the unit. Discussion resulted in keeping a monitor on it, perhaps yearly, as it is very slow growing. Evaluations will be up-dated. ***Jeff moved NOT to take the tree out; 2nd by Dan; unanimous.***

– Hedge Removal – Schwied (4459 ACP) – ***Sandy moved the owner can remove the hedge, and no replacement is to be made at this time; 2nd by Jeff; motion passed with four (4) in favor, and Jean Schwied abstaining due to a conflict of interest, the request having come from her.***

ROOF COMMITTEE – Ron Schwied – Chair (with Dan Space and Jeff Bartell) – The committee has been meeting with roofing contractors and Ron expects to have a spread sheet for the owners soon. The committee also is considering a roof over the screened-only part of the Ramada, or some kind of covering, as shade would be a very welcome addition for all attendees of meetings.

POOL COMMITTEE – Although there is no official pool committee or chair at this time, recent high water consumption due primarily to some pool leaks led also to some much needed toilet repairs in the restrooms.

continued

SOCIAL – Thank you to Jean and Bonnie for the most excellent Valentine’s Day luncheon. The food was delicious and the whole event was so much fun. A round of hearty applause followed.

GROUNDS -

– Ron & Ed – thank you for repairing and righting the lamp post at the Hissam driveway.
– 2 No Parking Signs – Have been received. Are they to be posted? Who will do the work and where will they be posted? Jeff offered the use of his post-hole digger if someone will do the work. Sandy suggested getting a few more of them (No Parking On Grass) and the necessary posts.

UNFINISHED/OLD BUSINESS

MAILBOX REPLACEMENTS – A big thank you was extended to Ron, Matt, Jean and Bonnie for assisting in making sure the work got done, and a thank you to all the owners for their patience and understanding. The project was completed in very timely fashion.

HURRICANE IAN REPAIR – WALL TOP PAINTING – *Sandy moved to approve Jason of Rockstone’s bid of \$1,810.00 and to go with same color as Estates 2 just had him do; 2nd by Jeff; unanimous.* Prokop texted him the approval during the meeting.

APPROVE INSURANCE SPECIAL ASSESSMENT RESOLUTION – *Dan moved to approve the resolution for a \$1,500.00 per unit assessment, due in two payments – \$750.00 by May 15 and \$750.00 by July 15, 2023; 2nd by Sandy; unanimous.* (Full, signed resolution is appended to the minutes on file.) Prokop will mail the invoice notices within a month.

NEW BUSINESS

APPROVE MISSION STATEMENT & GOALS FOR 2023 – President Antonucci read the Mission Statement and the goals established by the Board at the workshop on Feb. 8. (Appended in Full and it’s entirety to the minutes on file.) Mission Statement: Protect community’s property values and encourage community involvement by maintaining property upkeep, restriction-enforcement, and scheduling work parties. Goals: Conduct business in transparency; communicate urgency for roof replacement in 2023; work within budget constraints; involve members to assume some committee responsibilities. *Jeff so moved; 2nd by Jean; unanimous.*

TOWN HALL MEETING – Saturday, March 11 at 11:00 a.m. Pizza Party to follow.

LANDSCAPING UP-DATES – BOTH ENTRANCES – Investigation & Discussion -- Bids and ideas for renovations are being sought and will be considered at a later meeting. This is an example of the goal of keeping the property values up and upkeep of maintenance.

COMMITTEES NEED HELP – MEMBERS PLEASE STEP FORWARD – In particular, the two entrances and up-dated landscaping; call it Beautification Committee. Paola Tate volunteered to chair it and was promptly thanked and assigned.

UNIT OWNER OR BOARD ADDITIONAL COMMENTS/QUESTIONS

DATE OF NEXT MEETING – TOWN HALL – Saturday, March 11, 11:00 a.m.
BOD Meeting – Monday, March 20, 2023 – 11:00 a.m.

ADJOURNMENT

Having exhausted all discussion on the agenda items, President Antonucci adjourned the meeting at 12:05 p.m.

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