

CENTER GATE ESTATES VILLAGE, SECTION III, CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Tuesday, September 14, 2021
11:00 a.m.- Ramada

MINUTES

- I. Call to Order, Establish Quorum
 - The meeting was called to order by Board President Connie Gay at 11:00 a.m.
 - A quorum was established with five members of the five-member board present: Board President Connie Gay, Treasurer Bud Hissam, Secretary Dick Prater, Director Jeanne Oyer and Director Tom Antonucci. Association Manager Paula Mitchell of Mitchell Association Management Group was also in attendance.
- II. Proof of Notice and Posting of Agenda
 - Connie confirmed that notice of meeting was posted in accordance with Florida Statute 718 and the Association's Bylaws.
- III. Approval of Past Meeting Minutes
 - Tom made a **motion** to approve the minutes of meetings on June 8, 2021, and July 13, 2021; **motion seconded** by Mike; **motion passed, 5 to 0.**
- IV. Reports
 - Landscape Committee
 - Jeanne presented the landscaping report: The estimated cost of having all hedges trimmed was going to be from \$800 to \$1,000. Landscape service overall is very good. Wednesday is going to be the regular service day.
 - Discussion regarding the posting of the Association's Financial Statement each month.
 - Mike made a **motion** to post an abbreviated version of financial statements on the Association's website, with information of a sensitive nature and personal owner information omitted; **motion seconded** by Jeanne; **motion passed, 5 to 0.**
 - Connie reported that the board will be looking into a plan for driveway replacement. It was previously planned to replace eight driveways at a time; estimates will be obtained.
 - Violation Committee
 - Board members unanimously agreed that a committee was needed to walk the community and note violations. Jeanne will serve as Violation Committee Liaison. Bonnie Hevener will serve on the Committee. Ron Schweid, Bonnie Hevener, and Sandy Wilson will continue to serve on the Hearing Committee.
- V. Owner Comments about Agenda Items
 - Owners commented on lamp post colors; board members **unanimously agreed** that brown posts should be painted to match black posts; courtyard fencing in vinyl or wood and colors were discussed.

VI. Unfinished Business:

1. Discussion and vote on H&Y Fence estimate approval and use of reserve funds.
 - Estimates for pool fence replacement were reviewed. Connie made a ***motion*** to replace pool fence with a fence 48" in height; ***motion seconded*** by Bud; ***motion failed, 2 to 3***. Dissenting votes were cast by Mike, Jeanne, and Tom.
2. Discussion and vote on pool paver repairs
 - There was discussion regarding some minor cracking in a few pavers. There was no motion.

VII. New Business:

1. Discussion and vote to adopt three board policy/resolutions
 - a. Collections Policy
 - Jeanne made a ***motion*** to approve the Collection Policy as presented by Connie; ***motion seconded*** by Mike; ***motion passed, 5 to 0***.
 - b. Records Request Policy
 - Jeanne made a ***motion*** to approve the Records Request Policy as presented by Connie; ***motion seconded*** by Mike; ***motion passed, 5 to 0***.
 - c. Covenant Enforcement Policy
 - Jeanne made a ***motion*** to approve the Covenants Enforcement Policy; ***motion seconded*** by Mike; ***motion passed, 5 to 0***.
2. Discussion regarding Garcia Irrigation
 - a. Discussion and vote to take competitive irrigation contractor estimates
 - The board ***unanimously agreed*** to have the Manager send a letter giving ten days' notice to irrigation contractor Jose Garcia to provide a Certificate of Insurance. Board will consider termination of contractor's services at the next board meeting if a COI is not provided timely.
3. Discussion and updates regarding community improvements
 - Mailboxes are in poor condition; a plan is needed for replacement.
 - Electrical outlet in ramada needs replacement.
 - Timers in restrooms need replacement.
 - Restroom door needs to be repaired or replaced.
 - ARC application for landscaping improvements at 4456 Atwood Cay Place was ***unanimously approved***.

VIII. Schedule Annual Meeting and 2022 Budget Meeting

- The budget meeting is scheduled for Tuesday, October 12, 2021.
- The Annual Meeting and Election is scheduled for January 11, 2022.

IX. Adjournment

- There being no further business, the meeting was adjourned at 12:43 p.m.

Minutes respectfully submitted by Managing Agent Paula Mitchell, LCAM, CMCA.