

**CENTER GATE ESTATES VILLAGE CONDOMINIUM  
ASSOCIATION, SECT. 3  
BOARD Meeting Minutes  
11:00 a.m. - Monday, April 15, 2024 - Pool Ramada**

**ESTABLISH QUORUM/CALL TO ORDER**

President Dan Space called the meeting to order at 11:00 a.m.

Board present: (S/T) Jean Schwied, (P) Dan Space, (D) Jeanne Oyer, (D) Lois Barnes. Sandy Wilson was absent due to a previous commitment made before her return to the Board; excused.

Ten (10) additional unit owners were also present.

From Prokop Management: Leslie Torok

**NOTICE OF MEETING** – Posted by the Secretary 4/12//24

**DISPERSAL AND APPROVAL OF MINUTES** From BOD Meet Mar. 18 and WKSHP Apr. 9;  
*Jean moved to approve both sets of minutes as written; 2<sup>nd</sup> by Lois; unanimous.*

**FINANCIAL REPORT** – March, 2024 – Treasurer Jean Schwied

Reserves are fully funded and coming along with projected growth. Running the usual over budgeted numbers for Association Insurance. Questioned no interest showing for a \$150,000 Cadence CD. (Found out later that interest doesn't post until maturity.) Also questioned status of bills paid.

**REPORTS OF COMMITTEES**

ARCH Requests – 4581 ACC - Sandy Wilson – to remove stone and replace with mulch – *Jean moved to approve; 2<sup>nd</sup> by Lois; unanimous.*

GROUNDINGS - Tree Trimming and Planting – Jeanne Oyer – Jatropha trees are in. Buttonwood coming end of April. Trimming coming along. NOTE FOR OWNERS – Do not leave personal items, bottles or other litter on walls, sidewalks or planters. Dispose of properly.

ROADWAYS – Ron Schwied and Ed Wolfe will work with Leslie on getting some quotes from a couple vendors. This work needs some current costs in order to better prepare for doing the roads in the next year or two.

POOL – Heating it? Dick Gates and Steve Currie will research.

DRIVEWAYS – Lois Barnes & Sandy Wilson – Lois reported there is money to do 20 drives. Two are spoken for as the first on the list; 4459 ACP & 4445 ACC. (Quotes were subsequently gotten for 15 driveways.). A cost to remove a tree & roots at 4459 Place will need to be gotten before the driveway can be poured. Jeanne will take care of tree removal.

IRRIGATION - Lois Barnes and Sandy Wilson – Lois wants to meet with Jose Garcia and be an observer of the wet checks.

SOCIAL – Bonnie announced an Ice Cream Social to take place at 2:00 on Sunday, April 28.

**UNFINISHED BUSINESS**

PAINTING PROJECT NEXT STEP – The Board will have the front of Lois Barnes' unit – 4553 ACC – painted the blue color that came out ahead in the straw polls in order for the owners to see it “in action” so to speak, and better prepare for formal voting.

continued

Any courtyard wooden fencing that needs repair will be taken care of before painting is scheduled to begin, with the costs to be borne by the individual owner.

**51% RULE** – Dan talked about some possible amendments to governing documents, specifically of percentages of votes needed for various projects or even for amending the documents. It was mentioned that Sandy Wilson had expressed some interest in looking into having the docs re-stated or doing some amendments, or both. Lois agreed to confirm with Sandy and work with her to come up with some recommendations.

**TRASH COLLECTION** – It was noted on Sandy’s behalf that Sarasota County is ending its trash and recycle program contract with Waste Management in the coming months, and signing with a different company. Sandy will be attending a public meeting to learn more and will report back.

**NEW BUSINESS**

**PRIVATE BUSINESS OPERATED FROM HOME** – After discussion, the Board directed Leslie to send a “cease and desist” to Matthew McNash regarding his partner’s operation of a business out of the home.

**CGMPOA SPECIAL ASSESSMENT** – Leslie Torok, Manager – Announced that everyone should be receiving an invoice for \$60.00 by or before May 1, which will be payable to the Center Gate Maintenance and Property Owners Association, and it will be due on or before June 1. The recent meeting and vote count for the special assessment was held and the vote passed.

**COMMENTS/QUESTIONS**

Lately the lake/pond has been visited more than once by outside-of-the-community minors hanging out and fishing and trespassing. Owners who witness it are instructed to call the sheriff to have them removed.

Deb Antonucci praised the Board for working well together.

Another workshop is scheduled for the 17<sup>th</sup> at 11:00 p.m.

**DATE OF NEXT MEETING** – Monday, May 13, 2024 – 11:00 a.m.

**ADJOURNMENT** – With everything on the agenda addressed, Dan adjourned the meeting at 12:30 p.m.

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