

*CENTER GATE VILLAGE ESTATES CONDOMINIUM ASSOCIATION,  
SECTION III, INC.*

Wednesday, February 10, 2021, at 11:00 a.m.

Meeting was held at the Ramada (pool house) 4457 Atwood Cay Place, Sarasota, Florida

**MINUTES**

- Call Meeting to Order  
The meeting was called to order by Board President Stuart Slutzman at 11:03 a.m.
- Confirmation of Notice  
Stu confirmed that notice of meeting was duly posted in accordance with Florida Statute 718 and the Association's Bylaws.
- Determination of a Quorum  
All members of the three-member board were present, establishing a quorum: Stu Slutzman, Jeanne Oyer, and Tom Antonucci.
- Approval of Meeting Minutes  
Jeanne made a ***motion*** to approve the 12-16-20 meeting minutes; ***motion seconded*** by Tom; ***motion passed, 3 to 0.***  
Tom made a ***motion*** to approve the 01-13-21 meeting minutes; motion ***seconded*** by Jeanne; ***motion passed, 3 to 0.***
- Committee Reports
  - Grounds  
Jeanne reported that landscapers will continue bi-weekly service until March when landscaping service will be weekly throughout growing season. Trimming will be done section by section, one section per week. All areas have been sprayed for fungus. Bermuda grass will be dormant longer and stay brown in some areas while St. Augustine will be green. Holes left by concrete slab removal has been filled. A representative will be an invited guest at 10:30, 30 minutes before the next board meeting on March 10 to talk about recycling and to resolve container issues.
  - Irrigation  
Tom reported that all irrigation maintenance issues have been addressed; faulty heads have been replaced and the system is in good working order.
  - Pool & Ramada  
Stu reported that the pool deck mud jacking project is complete.
  - Welcoming  
Due to the current pandemic, there has been no Welcoming Committee activity.
- Unfinished Business
  - Board Vacancies  
Board members are actively trying to recruit volunteers to serve on the board.
  - Pressure washing of common walkways  
Proposals to pressure wash the common walkways from Under Pressure (for \$895) and Gorilla Kleen (for \$685) were reviewed. Jeanne made a ***motion*** to approve the proposal from Gorilla Kleen; ***motion seconded*** by Tom; ***motion passed, 3 to 0.***
  - Protection of Property at Roadway Corners  
There was discussion regarding damage to the landscaping caused by vehicles driving on the grass as they round corners and the cost of repairs. Proposals for placement of boulders or posts in those areas will be obtained and considered.

- ARC approvals pending  
Request from Matthew McNash, 4519 Atwood Cay Circle, to replace shrubs was ***unanimously approved.***
- New Business
  - Creation of New Committees  
Volunteer Committee Chair Ron Schwied continues to work to form committees, including a compliance committee.
  - Irrigation System Upgrade Proposal  
Tom reported that an upgrade of the irrigation controllers has been recommended by the irrigation contractor. The upgrade will involve installation of cellular LTE communication modules and a data plan. A proposal has been submitted by Garcia Irrigation for \$1640.00; the data plan will cost \$100 a year per controller. There was no vote to approve.
- Owner Comments/ Questions  
Parking rule reminders were suggested and will go out in the next president's letter.
- Set next meeting date  
The next board meeting is scheduled for 11:00 on Wednesday, March 10. An invited guest from Waste Management will speak before the meeting, starting at 10:30.
- Adjournment  
There being no further business, the meeting was adjourned at 12:07 p.m.

Minutes respectfully submitted by Paula Mitchell, LCAM, CMCA.