

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

Annual Meeting of the Center Gate Village Estates Condominium Association, Section III,  
Saturday, January 9, 2021, 11:00 a.m.,  
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 Ron Schwied at 11:07 a.m.
- Confirmation of Notice  
Ron Schwied confirmed that notice of meeting was duly posted and mailed in accordance with Florida Statute 718 and the Association's Bylaws.
- Determination of a Quorum
  - Roll call and tabulation of proxies  
A quorum of the members is 22. A quorum was established with 24 members of the association present in person or by proxy. Manager Paula Mitchell and Mike Mitchell of Mitchell Association Management were also in attendance.
- Approval of Meeting Minutes  
There were no meeting minutes presented for approval.
- Year-to-Date Financial Review  
Mike Mitchell presented a financial review: The association's checking account balance as of December 31, 2020, was \$23,086; the combined CD and money market reserve fund balance was \$153,408; the association's operating expenses ran \$3,231 over budget for the month and \$8,806 for the year; there were no delinquencies.
- New Business  
Ron called for volunteers to fill the two board vacancies left at the end of his term as president and that of Director Verna Williams. Of the members present, there were no volunteers.
- Open Floor for Owner Comments/Questions
  - There was discussion regarding the equitable sharing of common element expenses with respect to varying amounts of wood fence replacement around individual courtyards. It was explained by board members that each Unit has unique characteristics that are maintained by the undivided entirety of the association.
  - A question was asked regarding driveway replacement: The board would like to begin driveway replacement in 2022. Those most in need will be scheduled for replacement first.
  - Owners expressed an interest in heating the pool. The board will revisit the issue; a survey will be sent to the owners to gauge interest. New proposals will be requested from contractors.
- Adjournment  
A ***motion*** to adjourn was made by Owner Michael Prater; ***second*** by Bonnie Hevener; ***motion passed, 24 to 0***. There being no further business, the meeting was adjourned at 11:26 a.m.

Minutes respectfully submitted by Paula Mitchell, LCAM, CMCA.