

**CENTER GATE ESTATES VILLAGE CONDOMINIUM
ASSOCIATION, SECT. 3
ORGANIZATIONAL Meeting Minutes
January 7, 2023 - Pool Ramada
Immediately following Annual Meeting**

ESTABLISH QUORUM/CALL TO ORDER

Leslie Torok of Prokop called the meeting to order at 11:07 a.m. New or returning Board members also present; Sandy Wilson, Jean Schwied, Deb Antonucci. They are the 2023 Board of Directors.

Mike Prater and Bud Hissam were heartily thanked for their service by all the Board, Management and owners present. A round of applause followed.

BOARD ELECTIONS OF OFFICERS FOR 2023

Officers are as follows:

President Deb Antonucci - *Nom. - Jean Schwied; 2nd – Sandy - unanimous*
V.P. Sandy Wilson - *Nom. - Jean Schwied; 2nd - Deb - unanimous*
Secretary /Treas. Jean Schwied - *Nom. - Deb Antonucci; 2nd - Sandy – unanimous*
Terms for all of the above expire 2024.

DISCUSSION POINTS

Jean reported that over the 2022 year, the ramada was brought up to code electrically, the budget was much better adhered to, as was the goal; a mailbox replacement project was put in place and should begin soon, which was budgeted and approved; roof committee established new shingle requirements and specified color and wind ratings; managed the repairs and debris clean-up from Hurricane Ian, and, **unfortunately**, did *not* accomplish the recruitment of more residents to participate in social events, community improvements and work parties.

Jean also outlined some new challenges for 2023 – the rising cost of property insurance being paramount. We could increase as much as 40-50%, or possibly more. AGING ROOFS are a huge problem. We must devise a way to stress the importance of re-roofing by every owner – it is our only hope for better terms. (Speaking of which, Steve Curry will get a new roof in 2023 – thank you!) Also, we need to continue to ask the community to be involved, including asking them what they want to do and what will they respond to. (Full report appended to the minutes on file.)

Part of the mailbox project is to remove the under boxes altogether, rebuild needed cross-pieces for the mailboxes to sit on, and replace some of the posts. All have been identified.

New President Deb Antonucci asked again for involvement – we need a pool chair, a grounds chair, and someone to be on top of irrigation issues.

Continued

Prokop was asked to see about identifying/locating the painter who had the contract for the community from before.

ADJOURNMENT – *On a motion from Jean, 2nd by Sandy, Deb adjourned the meeting at 11:40 a.m..*

Respectfully Submitted for the Secretary by
Leslie Torok, CAM
Prokop P.A.