

**CENTER GATE ESTATES VILLAGE CONDOMINIUM  
ASSOCIATION, SECT. 3  
BOARD Meeting Minutes  
11:00 a.m. - Monday, May 15, 2023 - Pool Ramada**

**ESTABLISH QUORUM/CALL TO ORDER**

President Deb Antonucci called the meeting to order at 11:00 a.m.

Board present: (P) Deb Antonucci, (VP) Sandy Wilson, (D) Dan Space, (D) Jeff Bartell and (S/T) Jean Schwied.

Ten (10) additional unit owners were also present.

From Prokop Management: Leslie Torok

**NOTICE OF MEETING** – Posted by the president 5/12

**APPROVAL & DISPOSAL OF MINUTES (April 17, 2023)** – Jean so moved; 2<sup>nd</sup> by Sandy; unanimous.

**FINANCIAL REPORT** – Treasurer Jean Schwied – (April, 2023)

Due to incoming insurance special assessment payments, the Association is looking much, much better on the bottom line. Regular expenditures track well. *Jeff moved to approve; 2<sup>nd</sup> by Sandy; unanimous.*

**COMMITTEE REPORTS**

**ARCH** – 4475 ACC – Replace courtyard boards – *Jeff moved to approve; 2<sup>nd</sup> by Sandy with clarification that replacement must be like for like; unanimous.*

4535 ACC – replace dead plants – Front: small palm specimen, and “Blue My Mind” loriope. Rear: replace dead Pittosporum with same. *Moved by Jeff; 2<sup>nd</sup> by Sandy; unanimous.*  
Request form appended to minutes on file.

**POOL COMMITTEE** – Dan – We now have two (tourquoise) tables for the pool. First one arrived broken; replacement sent without requiring return of broken one; Dan fixed the broken one an assembled both.

- Ramada re-sceneing of panels in need & 2 door sweeps – Quote from Screenco: \$497.00 (approx. \$2.00 per sq. foot; *Sandy moved to approve; 2<sup>nd</sup> by Jean; unanimous.*

**POOL** – Replace handrail cover – complete. Bonnie still looking for suitable replacement table for pool deck. *Sandy moved to order one found from Wayfair for \$189.00; 2<sup>nd</sup> by Jeff; unanimous*

**WELCOME** – Bonnie – Introduced 2 new owners – (Michael & Jacqueline Koerner – 4455 ACP)

**IRRIGATION** – Nothing major pending.

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**COMPLIANCE** – Newly Installed Garage Door – Deb reported that the new window panels are on back order for three more weeks and, therefore, door cannot be painted yet.

- paint courtyard boards – 4579 ACC – being completed as of this meeting.

- 4453 ACC – Kitty Litter thrown out and building up outside front door. Send letter locally and also away. Deb will provide management with the out-of-state address & contact name.

**GROUNDS** – Thank you to Ron Schwied for getting poles and installing the 2 “No Parking on Grass” signs. **OWNERS – PLEASE DO NOT REMOVE OR MOVE SIGNAGE.**

– Earth Day Work Party – Thank you to: Dan-Pool and Ramada; Lois & Bud – dead wood removal; Bonnie & Sally – for help cleaning out a large portion of interior wall hedge along pond.

-- Due to re-vamping of entryways on hold, we need a work party to clean up the entryways and plant some small plants. Ed suggested also putting a border around the bougainvillea.

– Gus Bymbos bid to repair rotting utility boxes - \$195.00. Sandy moved to approve; 2<sup>nd</sup> by Jeff; unanimous.

### **UNFINISHED/OLD BUSINESS**

#### **ROOF COMMITTEE – Jeff Bartell, Dan Space and Ron Schwied**

- Owners, remember to submit a copy of your roofing contract and completed roofing form to Ron Schwied. A count of those committed coming soon. To Leslie, Ron will supply a list of roofs not being replaced at 10-12 years old or newer.

**HURRICANE IAN REPAIR** – Much of our landscaping funds needed to cover sod replacement from damage caused by debris being left for months on lawns awaiting pick-up. Pomerleau proposal - \$1,500.00 – for top soil blend & sod, including extra trimming of viburnum hedges around a power transformer and removal of some dead bushes on ACP. ***Moved to approve by Jean, with a hold on sod replacement until mid-June, and inclusion of the viburnum trimming as part of contract ; 2<sup>nd</sup> by Jeff; unanimous.***

- **NEW COMMUNITY DIRECTORIES** Thanks to Jean Schwied for printing and distribution.

- **COURTYARD CLEAN AND TOUCH-UP PAINTING PARTY** – After closer inspection, it was determined that the work cannot be done due to extensive need for stucco repairs and prep. The Board determined that the community-wide full exterior painting project should be moved up on the schedule. **OWNERS ARE REMINDED TO BE PREPARED GET YOUR NEEDED BOARDS REPAIRED/ REPLACED WITHIN 3 MONTHS OF EXTERIOR PAINTING WHEN SCHEDULED.**

**REMINDER – INSURANCE SPECIAL ASSESSMENT** – 2<sup>nd</sup>/ last installment is due on July 15 or before.

**AD-HOC AND ESTABLISHED COMMITTEES NEEDING VOLUNTEERS:** Painting, Beautification, Parking, Irrigation and Trees.

### **NEW BUSINESS**

- **FORM PAINTING COMMITTEE** – to take inventory of units needing stucco work, get estimates  
continued

from reputable, established painting companies, make some color recommendations. Jean Schwied will serve as the liaison from the Board. Compliance Committee offered to take inventory of damaged wood courtyard “fences” and send letters to affected owners. Beverly Brown, Bonnie Hevener, Jeanne Oyer will serve on Painting Committee, and will seek to get a contractor/handyman with extensive knowledge and experience to join as well. Gus Bymbos was suggested and will be asked. Allowance of a stipend for him was briefly discussed but not determined.

**DAMAGED CABLE “BULLET” JUNCTURE BOX (Brought up after last meeting)**

– Leslie of Prokop continues to attempt to make contact with appropriate department at Comcast Xfinity Bulk Services offices for replacement or resolution/repair.

**UNIT OWNER COMMENTS/QUESTIONS** – Nothing further.

From Board: Over the summer meeting hiatus, owners may contact any member of the Board with questions or maintenance issues. Consult your new directory. In case needed, 2023 Board members are: Deb Antonucci, Jeff Bartell, Jean Schwied, Dan Space, and Sandy Wilson.

**DATE OF NEXT MEETING** – **Monday, September 18, 2023 – 11:00 a.m.** - unless needed sooner.

**ADJOURNMENT**

After all agenda items were addressed, President Antonucci adjourned the meeting at 12:10 a.m.

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