

**CENTER GATE ESTATES VILLAGE CONDOMINIUM ASSOCIATION,
SECTION III, INC.
BOARD OF DIRECTORS MEETING MINUTES
May 15, 2019
Adopted**

A Board of Directors Meeting of Center Gate Estates Village Condominium Association, Section III, Inc. was held on May 15, 2019, at Center Gate III Ramada (pool area), Sarasota, Florida, at 11:00 AM, to conduct the business of the Association. Directors present were Ron Schwied, Jeanne Oyer, Verna Williams, Tom Antonucci and Robert Tate. Representing ONE Source Corporation was Lissette Hernandez.

1. CALL TO ORDER

Mr. Schwied called the meeting to order at 11:10 AM.

2. VERIFICATION OF A QUORUM

Mr. Schwied verified that with five (5) Directors present a quorum of Directors was established.

3. PROOF OF PROPER NOTICE

Mr. Schwied confirmed the meeting was held in accordance with Proper Proof of Notice by Association documents and State law.

4. APPROVAL OF THE APRIL 12, 2019 BOARD MEETING MINUTES Mr. Antonucci made a motion, which was seconded by Ms. Oyer approving the April 12, 2019 Board Meeting Minutes. The motion carried unanimously.

5. REPORTS OF OFFICERS

- April Financials. (Verna Williams) April income expense summary, total expenses actual was \$52,159.34 Total expense budgeted was \$49,560.12. Year-to-Date the expenses are over budget \$2599.22. Checking balance is currently \$27,106.67. Money market and CD reserves are currently \$108,446.26. Money market funded insurance currently is \$5,100.

6. COMMITTEE REPORTS

- Grounds. (Tom Antonucci) Tom reported that trimming of the property is scheduled for the end of the month or the beginning of the next month.
- Social. (Ron Schwied) The Spring Fling took place Thursday, April 18th at the Ramada and pool area and it was reported that it was a success. Pictures to prove are on the bulletin board. The Board looks forward to putting more get togethers in the future. No get together will be scheduled in June and July due to many unit owners being gone.
- Pool. (Ron Schwied) The pool leak has been repaired. The Board discussed to renovate the lady's bathroom. Ron also reported that Dan Space has stepped up to join the committee.

- Irrigation. (Tom Antonucci) Multiple sprinkler heads had been found damaged. Wilhelm Brothers have made all the repairs to the irrigation system. Tom walked the property and reported back that everything looked fine.

7. OWNERS' COMMENTS ON AGENDA ITEMS ONLY

- Fire Ant Report- Several homeowners have reported fire ant problems. Property Manager to look into what is covered with current pest control company.

8. UNFINISHED BUSINESS

- Mailboxes. (Ron Schwied) Ron reported that he walked the property inspecting the mailboxes and below are his findings out of the 21 sets of mailboxes (2 on each). Cost proposals and financing of same will be considered at our next meeting.
 - 7 mailboxes are okay
 - 7 mailboxes have wood rot
 - 7 mailboxes have loose or rotten posts
 - 5 mailboxes have rotten/loose caps
 - 3 mailboxes have broken hinges
 - 2 mailboxes have missing or broken flag holders
 - 1 mailbox needs to be completely replaced

9. NEW BUSINESS

- Mulch- The Board discussed buying mulch so that Wilhelm can spread around the areas that the Board requested. Ms. Oyer made a motion to buy brown mulch for Wilhelm to install and should not exceed more than 30 bags of mulch second by Mr. Tom Antonucci.
- ARC 4456 Ron discussed the ARC request from 4456 Atwood Cay Place on what is going to be done to Board. Jeanne made a motion to approve the ARC request for unit 4456 Atwood Cay Place, seconded by Verna. The motion carried unanimously.

10. DATE OF THE NEXT MEETING

The date of the next Board Meeting is Wednesday, August 21, 2019, at 11:00 AM.

11. ADJOURNMENT

With no further business, the meeting was properly adjourned at 12:20 PM.

Respectfully Submitted, Lissette Hernandez, Assistant Community Association Manager