

*****MINUTES*****

**CENTER GATE ESTATES VILLAGE CONDO ASSOCIATION., SECTION III, INC.
BOARD OF DIRECTORS MEETING
Wednesday, June 10, 2020
10:00 a.m.
At Center Gate III Ramada (pool area)**

Call Meeting to Order

The meeting was called to order at 10:03 a.m. by Ron Schwied.

Determination of a Quorum

Board members Ron Schwied, Jeanne Oyer, Tom Antonucci, and Verna Williams were present, establishing a quorum. Manager Paula Mitchell and Mike Mitchell of Mitchell Association Management Group were also in attendance.

Confirmation of Meeting Notice

Board President Ron Schwied confirmed that notice of meeting was duly posted in accordance with Florida Statute and the Association's Bylaws.

Approval of Meeting Minutes - May 21, 2020

May 21, 2020 meeting minutes were reviewed. Verna made a ***motion*** to accept the minutes as written; ***motion seconded*** by Jeanne. ***Motion passed, 4 to 0.***

Officer Reports

- President
There was no president's report.
- Treasurer
The treasurer's report was given by Mike Mitchell:
 - Financial Review
As of close of business on May 31, 2020, the checking account balance was \$39,514.35. The reserve balance was \$131,880.
 - Banking
Mike reported that banking fees at BB&T are more numerous and higher than other community association banks in the area. Sabal Palm Bank, a local community bank, charges no fees. Mike recommended to the Board that they consider changing banks for the benefit of saving the Association several hundred dollars a year in bank fees. After discussion, Tom made a ***motion*** to move the Association's banking relationship to Sabal Palm; ***motion seconded*** by Jeanne. ***Motion passed, 3 to 1.*** Verna cast the dissenting vote.
The Association's CD is due for renewal. Ron called for a motion to renew the CD on deposit at Cadence Bank, and move the money market and operating accounts from BB&T to Sabal Palm Bank. ***Motion*** made by Verna; ***motion seconded*** by Jeanne. ***Motion passed, 4 to 0.***

Committee Reports

- Grounds – Jeanne Oyer, Sally Wolfe
- Irrigation – Tom Antonucci
- Pool/Ramada – Ed Wolfe, Dan Space
- Social – Bonnie Hevener, Debbie Nye, Nancy Meredith
- Welcoming – Mike Prater, Bonnie Hevener
- Website – Jean Schwied
- Application for Sale/Lease

Ron requested that all committee members hold reports until the next meeting and to be prepared to report their committees' budget needs at the meeting in September of 2020.

Unfinished Business

- Application for Sale/Lease Procedure- Approve final Application Form
After review and discussion of two proposed application forms, Tom made a ***motion*** to approve Version #2 as reviewed at a prior meeting; Jeanne ***seconded*** the motion. ***Motion passed, 4 to 0.***
- Results of pool heating survey
- A preliminary survey sent to all association members resulted in a response of 18 'yes' votes to heat the pool and 16 'no' votes. Consequently, Ron announced that there will be no membership vote taken to install a pool heater as a 75% approval of the members would not be achieved.
- Sidewalks - Repair/replace wood slats between sidewalk slabs
The matter is pending. The gathering of estimates is still under way.
- Landscape and irrigation bids status
The matter is pending. The Landscaping Committee has taken two bids and will look at a third option.
- Courtyard wood sections study status
The matter is pending. A full presentation is not yet ready.
- Board vacancy
Discussion regarding filling the vacancy on the board left due to Anita's passing: Verna made a ***motion*** to have Ron continue to serve as president/treasurer. Ron declined. Stuart Slutzman volunteered to fill the vacancy and serve as treasurer. The ***motion was withdrawn*** by Verna. Jeanne made a ***motion*** to appoint Stu as secretary/treasurer; Tom ***seconded*** the motion. ***Motion passed, 4 to 0.*** The ***appointment was accepted*** by Stu. Ron will continue to serve as president.

New Business

- Prospective buyer inquiry into age restrictions
Discussion regarding board approval of applicants with respect to interpretation of the association's governing documents and actionable language, HUD requirements, and laws regarding denying housing on the basis of age. Tom made a ***motion*** to engage an attorney for interpretation to help set a board policy on application approval; ***motion seconded*** by Ron. ***Motion passed, 4 to 1.*** Verna cast the dissenting vote.
- Two new architectural approval requests
Edith Dennis, 4454 Atwood Cay Place, requested approval to remove stones and replace them with pavers. The board discussed suitable size and color of pavers for general approval for all unit owners

who want to make this change subject to final review of product. Jeanne made a ***motion*** to approve request providing the pavers are a cement color in 8X8 squares unless cutting is needed for fit; ***motion seconded*** by Tom. ***Motion passed, 5 to 0.***

- The two items requested by Stuart Slutzman

In reference to an email sent to Ron by Stu on May 29, 2020, there was discussion regarding guests of 4454 Atwood Cay Place, who park on the grass, potentially damaging sprinkler heads. Stu requested that a violation letter be sent to the unit owner. Stu also requested that the board consider placement of No Parking signs on the West side of Atwood Cay Place and the North side of the traffic circle.

Jeanne made a ***motion*** to send a Parking Rules notice to all owner of units in Sections 2 and 4; ***motion seconded*** by Tom. ***Motion passed, 5 to 0.***

- Parking

Discussion regarding parking on Center Gate III property that is preventing free passage of members to and from their units and emergency vehicle access. Members of neighboring communities have ignored requests not to park in specific areas, and contractor vehicles are parking on grass. Waste Management is sometimes not able to pick up trash due to streets blocked with parked cars.

Suggestions included a mailing to members of neighboring communities, 'No Parking' signs, 'Tow Away Zone' signs, and paving additional areas alongside road to create more room for parking and service vehicles. The matter was tabled and will be considered at a future board meeting.

Owner Comments

Owners were free to ask questions and comment during the meeting. There were no additional comments.

Adjournment

Jeanne made a motion to adjourn the meeting; motion seconded by Tom. Motion passed, 5 to 0.

There being no further business, the meeting was adjourned at 11:18 a.m.

The next board meeting is scheduled for Wednesday, September 16, 2020, at 10:00 a.m.

Minutes respectfully submitted by Paula Mitchell, LCAM, CMCA.