

**CENTER GATE ESTATES VILLAGE CONDOMINIUM
ASSOCIATION, SECT. 3
BOARD Meeting Minutes
Monday, December 18, 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, (D) Dan Space, (VP) Sandy Wilson,, (S/T) Jean Schwied, and (D) Jeanne Oyer.

From Prokop Management: Leslie Torok Eight (8) additional unit owners were present.

NOTICE OF MEETING – Posted by the president 12/15

APPROVAL & DISPOSAL OF MINUTES – Nov. 18, 2023 Minutes – *So moved by Sandy; 2nd by Jeanne; unanimous.*

FINANCIAL REPORT – November, 2023 – still in good shape; tracking as expected, keeping within budget.

COMMITTEE REPORTS

- ROOFING COMMITTEE – All accounted for. Last roof to be replaced should be done by year-end. All other new mold mitigation reports have been collected and turned into Atlas Insurance Agency.
- IRRIGATION – Damage to lawn at NW end of Atwood Cay Circle. Message from the President: **If anyone notices broken heads or irrigation not working, or any lawn damage near the roads that could be the cause of irrigation failure, PLEASE report it to a member of the Board as soon as you notice it.**
- PAINT COMMITTEE – There will be a color presentation following the Annual meeting of members, which is Saturday, January 6 at 11:00 a.m. Committee hopes to narrow choices down to two at this presentation. Every effort will be made to involve all owners in this important process. **The committee strongly urges everyone to attend.**
- GROUNDS – Please speak to Jeannie or Deb if you are interested in donating plants to upgrade community spaces, such as entryways. Sod is being laid down this week, beginning tomorrow, December 19. All those living near or at sod installation sites need to water daily for three weeks to a month. Now is the time for planting trees. It has been determined that there is room for up to six (6) trees throughout the community. There are plans to begin planting them soon.
- COMPLIANCE – Community members needed for 2024. Lots of volunteers are needed in January. Please consider where you can help.

OLD BUSINESS

- INSURANCE UP-DATE – Dan Space – reported that Atlas is requesting coverage and quotes from 3 carriers; maybe 4. Although it is not possible to have firm numbers at this time, things seem to be looking better insurance-wise for Center Gate Estates Village Section 3.
- STATUS – DRIVEWAY REPLACEMENT UP-DATE – A new trip hazard is located at 4479 ACC; a replacement is not necessary; a section is likely all that is required. *Jean moved to evaluate 4479 for*
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possible grinding or section replacement; 2nd by Jeanne; unanimous. The tree removal permit has been the reason for the hold-up in getting driveways on the list replaced, but it is in place now.

- ARCH REQUESTS – 4581 Atwood Cay Circle – Enclose entryway and replace Screen Door Window. *Jeanne moved to approve; 2nd by Dan; Sandy recused herself, as it is her request; all others voted in favor.* Form is appended to the minutes on file.

- VIOLATIONS – Please be aware. If you see anything, report to a Board member.

NEW BUSINESS

- BOARD'S HIGHLIGHTS FROM 2023 – This report can be gone over in more detail at the Annual meeting of Members in January, but it is appended in full to the minutes on file for this meeting. Among the successes and challenges faced by this Board and the Membership during the 2023 year are: The Board is living up as much as possible to it's Mission Statement to protect community's property values and encourage community involvement by maintaining, enforcing deed restrictions and scheduling work parties.

The Board committed to work within the budget constraints and sky-rocketing inflation to maintain a fiscally sound balance sheet.

Mailboxes: All were replaced in January, along with many post replacements or repairs.

A major challenge occurred as the February 1 association insurance renewal date found the community had lost its property insurance due to carrier cancellation. When one was found in the 11th hour for an extreme increase in premiums, the cost led to a special assessment to cover the budgeted shortfall.

The insurance increase led to an immediate push for roof replacements throughout the ownership. By the end of November, 36 units had new roofs and wind mitigation reports, and 6 units with roofs less than 15 years old submitted new wind mitigation reports.

The Board hosted the first-ever town hall meeting, followed by a pizza party. Interest and participation was high, which led to a second one in November.

Two beautification/landscaping work parties were held.

A Painting Committee was begun in anticipation of painting the community in 2024.

UNIT OWNER COMMENTS/QUESTIONS

Verna Williams expressed her dismay with the expenditure of Association funds on attorneys. She felt singled out because she received a letter from them. Her paperwork has now been submitted and received regarding a roof replacement, and she is under contract to have it replaced soon.

Roads – It was announced that some conversation with Estates 2 has been begun about road re-sealing and/or repair.

DATE OF NEXT MEETING -Saturday, January 6, 2024 – 11:00 a.m. - ANNUAL MEETING

Please make it a point to attend, or submit your proxy to Prokop or a Board member in advance.

ADJOURNMENT – Having addressed all the issues on the agenda, President Antonucci adjourned the meeting at 11:38 a.m.

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