

**CENTER GATE ESTATES VILLAGE CONDOMINIUM
ASSOCIATION, SECT. 3
BOARD Meeting Minutes
11:00 a.m. - Monday, November 21, 2022 - Pool Ramada**

ESTABLISH QUORUM/CALL TO ORDER

President Michael Prater called the meeting to order at 11:03 a.m.

Board present: (P) Michael Prater, (T) Bud Hissam, (S) Jean Schwied, (D) Deb Antonucci and (D) Sandy Wilson.

Nine (9) unit owners were also present.

From Prokop Management: Leslie Torok

NOTICE OF MEETING – Posted by the president November 16, 2022

DISPERSAL OF MINUTES – *Jean Schwied moved to accept the minutes from the Oct. 17, 2022 meeting; 2nd by Deb Antonucci; unanimous.*

FINANCIAL REPORT – October month-end, 2022 – Bud Hissam

October month-end was reported. Financial picture tracks well overall, however unanticipated Hurricane expenses have lowered the bank account and created a negative balance of \$4,700.00.

GUEST SPEAKER - Darren Howard of Atlas Insurance Agency – The Association Insurance Policies

Darren began with explaining that Atlas is not the Association's Insurance company – they are the advocate for the association to the insurance industry and the carriers who remain in the state that are writing coverage for condo associations. Atlas reps over 500 condo associations throughout Sarasota County and southwestern Florida. Condo Association insurance is their biggest specialty by far.

The CGEV3 insurance policies renew on February 1. Property Insurance is the largest part of the premium, with Liability (slip & fall) being the next highest.

Property Insurance throughout Florida – both for the condo associations as a whole, and for the individual homeowners – is in a terrible position at the present time – Darren has been doing this for 35 years and has never seen it quite this bad in terms of rates and terms of coverage available. The industry always has periods of trending up and back down, but the trend upward for rates is not foreseen to be coming back down any time soon. The state of Florida offers not much in the way of competition – very few carriers left who will write property policies -- and the re-insurers to them are scant and hard to find as well. Even Citizens is no longer the insurance of last resort, and they DO turn down properties they deem too risky.

In terms of the Florida Legislature, it has begun to put some laws into place to reduce the amount of litigation and fraud that has crippled the insurance market. Darren's first piece of advice to anyone having work done as a result of an insurance claim is: DO NOT ASSIGN your BENEFITS to the outfit doing the work! That is giving them control of your claim.

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Back to the issues of property coverages for Center Gate Estates 3:

The current policy (2022) premiums are actually less than they were in 2014-2015, but valuations for the buildings have gone up by 20% since then, plus there have been more hurricanes and named storm activity. Owners should remember that they pay equally for the Association policies.

Of critical importance to carriers and re-insurers is **roof age**. Roofs throughout a community at 1 to 5 years old are golden. Some policy writers won't even look at older roofs for coverage, and a roof 18 to 20 years old is pretty much across the board considered too risky. Without the entire community committed to replacing roofs within 1 to 3 years, not only may Full Replacement Value not be available, it may be that the association will not be able to get coverage at all for them.

Terms also are simply not available at good rates – the association will not be able to get 2% or 3% hurricane deductible, but will be forced to go with a 5% deductible, and, as always, deductibles have to be met before any coverage in damages can be claimed, and deductibles are *per building*.

Darren fielded some questions from the Board and from the floor – mostly in the way of clarifying something said earlier, and one question came up with regard to the possibility of shortening the length of time on a policy, which would allow for a “short year,” and would better coincide with budgeting in the fall for policies not due to renew until 4 months later. Short answer: no. Policies are written for a full year's coverage, and budgets are also an annual thing, based on the fiscal year coinciding with the calendar year. WE always try to budget as accurately as possible – for example, the 2023 renewal was budgeted for a 25% increase over the current year's insurance costs. Although it is possible that it could go up as much as 50%, the 25% is a fair and reasonable estimate.

Darren was thanked and applauded and excused.

COMMITTEE REPORTS

- ARC Requests – None

- IRRIGATION – Deb Antonucci – driving and parking on the grass and subsequent damage to sprinkler heads has been much improved – the conscientiousness of the residents and guests & workmen is much appreciated. On the other hand, there have been some costs incurred from the hurricane that will have to be absorbed.

- GROUNDS – Jeanne Oyer has submitted her resignation as Grounds Committee Chair, effective the end of the year. She is willing to help whomever steps up, says it's not hard to do, and has passed along a lot of information to the Board. She also said that only selective pruning is being done by the end of the year – community is cleared to put up Christmas lights right after Thanksgiving. Jeane was thanked for her many years of excellent service to the community with a hearty round of applause.

- WELCOME – Bonnie – Steve Currie was introduced and welcomed to the community.

- SOCIAL – Friday happy hour is usually the last Friday of the month at the Ramada at 5:00. It's always B.Y.O.B. and a snack to share. Happy Hour has been suspended for the holiday season, however, and will resume after the first of the year.

UNFINISHED BUSINESS

- STORM REPAIR EXPENSES – Everything was supposed to have been turned into Leslie by November 15. She prepared a report of the (paid) invoices received from various owners, as well as a
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damage report for anything recorded but for which no receipt of payment was received. There are a couple of known or suspected owner expenditures for which nothing has been received, including no report of damage. The Board determined to allow an extension while it investigates the probability of more expenses incurred. In addition to individual unit damages, the association has had quite a few expenses from the storm, including but not limited to gable siding, soffit and fascia repairs, tree debris clean-up and staging for county pick-up, lawncare debris clean-up, damages to the Wilkinson wall and to the lawns and irrigation. It will also incur costs for administrative fees and attorney fees in writing up a resolution to do a special assessment in order to cover all the costs and get homeowners reimbursed for their out-of-pocket expenditures.

Leslie reported the county has informed her that her request to get the storm debris picked up has been turned in to be done.

Sam's Trees will return to do stump grinding after the Thanksgiving weekend. Leslie will provide with the exact list of stump locations to be done.

Special Assessment discussed – the plan is to tally up the total of the unexpected costs incurred by the association and the unit owners for the damages caused by Hurricane Ian and levy a special assessment of 1/42 of those costs to each unit. *Jean Schwied moved to approve same, and to hold a special meeting of the Board to approve the amount to be levied, notice of which to be included with the second notice of the Annual Meeting; 2nd by Sandy Wilson; unanimous.*

NEW BUSINESS

- Reminder to all to consider submitting an Intent to Run for the Board. It was noted that two two-year positions will be open for 2023; Bud Hissam and Michael Prater do not intend to run for the Board again.
- In lieu of serving on the Board, please consider opting for joining a Committee.

Reminder to All – As the talk of the necessity for new roofs accelerates, please be reminded that a Roof Replacement Form is required to be submitted by both roof mates, and that the roofs must be done at the same time. Roof forms are available on the Center Gate Estates 3 website, or by contacting Prokop.

No Parking/Driving on Grass Signs: New signage is ready to be installed. Deb Antonucci requests the help of someone in the community to attach them to the posts and put them in the ground.

UNIT OWNER COMMENTS/QUESTIONS – Nothing additional.

DATE OF NEXT MEETING – Monday, December 19, 2022 – 11:00 AM.

ADJUORNMENT – President Prater adjourned the meeting at 12:28 p.m.

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