

**CENTER GATE ESTATES VILLAGE CONDOMINIUM
ASSOCIATION, SECT. 3
BOARD Meeting Minutes
11:00 a.m. - Monday, April 18, 2022 - Pool Ramada**

ESTABLISH QUORUM/CALL TO ORDER

President Michael Prater called the meeting to order at 11:00 a.m.

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

Sandy Wilson was excused and arrived some way into the meeting.

Many unit owners were also present.

From Prokop Management: Leslie Torok

NOTICE OF MEETING – Posted by the president April 15, 2022

DISPERSAL OF MINUTES – *Mike Prater moved to approve and accept the minutes of Board meeting of March 21, 2022; 2nd by Jean Schwied; unanimous.*

REPORTS OF OFFICERS – President Prater welcomed everyone present and thanked Bonnie, Jeanne and Nancy for the refreshments.

FINANCIAL REPORT – Bud Hissam

March month-end was reported. Noted the association is over budget for month-end March, 2022, but financial picture is solid overall. Jean Schwied asked about the perceived over-payment of transfers to Reserves from budgeted numbers. Prokop will investigate and report back.

Prokop and Mr. Hissam and Mr. Prater reported that the severely delinquent Carbone account has been paid in full, including penalties and attorney costs, without the attorney-driven payback agreement, and is, in fact, paid ahead one month.

Pre-approval for Petty Cash expenditures? Deemed not necessary. Bud as been given the discretion to approve (or not) and re-pay expenses from the petty cash account.

COMMITTEE REPORTS

ARCH REQUESTS – Nothing this month.

IRRIGATION – Deb Antonucci – Reported too many expenditures causing sever damage to pipes as well as to heads. Prokop will ask Garcia to itemize better to indicate addresses where replacements are clearly the result of owners and guests driving over and parking on heads, in order to bill back the offenders.

GROUNDS – Mowing is back to the weekly schedule. Some areas perhaps needing sod are going back on the drawing board. Monitoring and evaluation is in the works.

WELCOME - None at this time.

COMPLIANCE – Jeanne, Nancy and Bonnie - Some uncorrected issues remain. 9 fences need correction – Letters will go out from the committee to five in particular. There are still pots between
continued

garages. Of particular interest are pots placed where bushes were cut back to allow for vehicle door open/access. The intention in having that done was NOT for owners to fill up the empty space with decorations. In particular, the committee will investigate Verna's bush & pot issue and decide whether or not to simply replant the bush. (It seems Verna would prefer that.)

MAILBOXES – To discuss and determine the best way possible to replace or refurbish mailboxes and posts throughout the community, the Board has scheduled a workshop meeting to take place at 11:00 a.m. on Monday, April 25, 2022.

EMERGENCY CONTACT LIST – The Board would like to up-date and revive an emergency contact list. They are of the opinion that Paula from Mitchell Management had started one. Leslie will look through the files, both hard and electronic.

NOTE: A search of all available records following this meeting yielded nothing of merit or help.

NO PARKING ON GRASS SIGNS – Dan – Found many sources, and suggested that a simple perusal of available product on Amazon might be worth expending some dollars on to see if there is benefit to accruing more of same. Issue is tabled in order to give the Board time to search on Amazon themselves.

ELECTRICAL WORK – Ramada – Dan – the socket/outlet in the ramada are not rated for exterior use, nor is there an existing Ground Fault Interrupter (GFI), which is necessary. Dan recommended having Jason replace the outlet, correctly, and add two motion sensors to the restroom lights, for a total of \$245.00. The Board approved, as well as authorizing Dan to add a conduit to the other side of the ramada sink and an additional outlet there if the cost is reasonable.

UNFINISHED BUSINESS – Nothing on Agenda

NEW BUSINESS – Nothing on the Agenda.

OWNER COMMENTS/QUESTIONS

Verna complained – again – about the globe light post color being changed to black from brown without an owner vote. It was pointed out that previous management said that color change to the posts was less than 10% of the property and that no vote was necessary. The subject is now CLOSED.

Matt brought in paint samples in planning ahead toward community painting down the road.

Dan wants to get a new umbrella for the pool, as the current one is frayed and old. Board said OK.

Also, some owners want the Board to consider putting mulch, stone or shell around the pool and ramada. The Board will look into it a little later, due to spending and budgeting concerns.

NEXT MEETING – Monday, April 25, 2022 – 11:00 a.m. BOARD mailbox workshop.

Next regular Board Meeting – Monday, May 16, 2022 – 11:00 a.m.

ADJOURNMENT – *There being no further business, President Prater adjourned the meeting on a motion from Deb; and his own 2nd at 12:08 p.m.*

Respectfully Submitted for the Secretary by
Leslie Torok – CAM, Prokop P.A.