

**CENTER GATE ESTATES VILLAGE CONDOMINIUM
ASSOCIATION, SECT. 3
BOARD Meeting Minutes
11:00 a.m. - Monday, May 16, 2022 - Pool Ramada**

ESTABLISH QUORUM/CALL TO ORDER

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

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

Six unit owners were also present.

From Prokop Management: Leslie Torok

NOTICE OF MEETING – Posted by the president May 7, 2022

DISPERSAL OF MINUTES – *Jean Schwied moved to approve and accept the minutes of Board meeting of April 18, 2022 and the Workshop of April 25 ; 2nd by Sandy Wilson; unanimous.*

REPORTS OF OFFICERS – None.

FINANCIAL REPORT – Prokop P A

April month-end was reported. Financial picture tracks well overall – able to meet obligations and fund the Reserves.

COMMITTEE REPORTS

ARCH REQUESTS – Nothing this month.

IRRIGATION – Deb Antonucci – On-going work with Garcia to better report addresses where heads are replaced. Also working on a form for owners to fill out and submit to her, as well as red-flagging the broken heads or area needing attention. (Flags are in the lower cabinet in the ramada.) **NOTE: It is only right and fair that individual owners need to be pro-active and responsible to report problems to the Board or Management. THEY SHOULD ALSO BE RESPONSIBLE TO STAY OFF THE SPRINKLER HEADS WHEN PULLING IN OR OUT OF DRIVEWAYS, AND TO INSTRUCT AND MONITOR VISITORS NOT TO PARK ON THE GRASS** (i.e. Sprinkler Heads!) A form and a short notice will be distributed to owners when ready.

GROUND – Jeanne – A quote was presented for removing 4 old, sad and dying Lugustroms at \$250.00 each. *Jean so moved; 2nd by Deb; unanimous.*

WELCOME - None at this time.

COMPLIANCE – Jeanne, Nancy – presented a thorough and fair list of 9 owners/addresses with issues needed to be taken care of by owners. Prokop will send letters to comply.

MAILBOXES – Ron – A plan for the work distribution (volunteers to dismantle & determine how many posts or other wood materials are needed, and the work for hire to do assembly & replacement.) Projected for early 2023. Prokop sent bid packages to 3 contractors.

continued

POOL – Dan – A new skim net and an umbrella base are needed. He notes that the ramada cleaning line item is under budget and would like the Board to consider hiring someone to take care of the general cleaning of the restroom(s) and ramada cleaning. *President Prater moved to approve the net and base; 2nd by Sandy; unanimous.*

UNFINISHED BUSINESS - Nothing remains to be addressed.

NEW BUSINESS – Nothing on the Agenda.

OWNER COMMENTS/QUESTIONS – Nothing not already covered.

NEXT MEETING – Monday, Sept. 19, 2022 – 11:00 a.m. (unless needed sooner)

ADJOURNMENT

There being no further business, President Prater adjourned the meeting at 11:56 a.m.

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