

CENTER GATE ESTATES VILLAGE III CONDOMINIUM ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
THE RAMADA
Thursday, February 20, 2025, 11am

CALL TO ORDER

President Paula Gates, called the meeting to order at 11am

ESTABLISHED A QUORUM

A quorum was established present was Paula Gates - President, Jean Schwied - VP, Lois Barnes - Treasurer, Patricia Tillis - Member, (Craig Vogt – Secretary, did not attend) For Prokop, P.A: Ray Andrusiak, CAM

NOTICE OF MEETING:

The meeting notice was properly posted in accordance with the requirements of Florida Statute 718.

APPROVAL OF MINUTES:

- 12/16/2024 BOD – Lois motioned, Pat 2nd, all in favor. ***Motion Passed.***
- 1/4/2025 Organizational Meeting – Jean motioned, Lois 2nd, all in favor. ***Motion Passed.***
- 1/9/2025 Workshop New Board – Lois motioned, Pat 2nd, all in favor. ***Motion Passed.***
- 1/16/2025 Workshop Insurance – Jean motioned, Lois 2nd, all in favor. ***Motion Passed.***
- 1/30 2025 Emergency Insurance Meeting – Lois motioned, Pat 2nd, all in favor. ***Motion Passed.***

NEW BUSINESS

ARC-Landscaping – 4455/4459 Atwood Cay Place plantings in lower driveway median. Owner spoke, will not use edging. Lois motioned, Pat 2nd, all were not in favor. ***Motion Not Passed.***

ARC-Landscaping 4537 Atwood Cay Circle. Jean motioned to moved from Old Business to New Business. Lois 2nd, all in favor. ***Motion Passed.***
Lois moved to accept ARC flagstone under the eaves, Jean seconded ***Motion Failed***

Insurance savings: The board outlined its fiduciary responsibility to all owners and explained the need to take a cautious approach in appropriating surplus funds. Paula Gates assured owners transparency and updates in the coming months.

Board Meetings: Unit owners are interested in keeping in person meetings on the third Monday of each month at 11 a.m. at the Ramada.

Committee Openings: Board members requested residents to consider volunteering for

openings for Landscaping, Social Committee and Pool/Ramada. Ron Sohweid volunteered to be on the Paving Committee.

OLD BUSINESS

Hurricane Milton Reimbursement \$800 – 4579 Atwood Cay Circle – approved for reimbursement but has not been paid to date. Cancelled check to Juan Rico submitted as documentation.

Hurricane Milton Refund \$685 - 4573 Atwood Cay Circle- appeal for reimbursement of expenses for hurricane damage to roof. Cancelled check to Tony Nigro submitted as documentation. Jean motioned, Pat 2nd, all were in favor. ***Motion Passed.***

Delinquent Owners – Ray responded that the accounts are in collections and soon to go into foreclosure.

Compliance Issue – Pickup truck in driveway – 4537 – Prokop to send letter of violation.

Reverse Mortgage – Ray read notes from Leslie, rejection letter is appended to the minutes from January 4th.

Prokop Invoice to Owners: The March ACH withdrawals will be incorrect again. Owners expressed displeasure with the errors in invoices received and that Prokop has not corrected the situation. Owners were also concerned about the lack of timely and accurate financial reports from Prokop.

OWNERS QUESTIONS AND COMMENTS:

Time was given to any questions or comments from the owners.

ADJOURNMENT:

With no further business to discuss a motion was made by Jean to adjourn the meeting, 2nd by Lois. All were in favor. The meeting was adjourned at 12:25PM.

NEXT MEETING:

Monday, March 17, 2025, 11AM at Ramada