

**CENTER GATE ESTATES VILLAGE CONDOMINIUM ASSOCIATION,
SECTION III, INC.
BOARD OF DIRECTORS MEETING
MINUTES
November 20, 2019**

Adopted

A Board of Directors Meeting of Center Gate Estates Village Condominium Association, Section III, Inc. was held on November 20, 2019, at Center Gate III Ramada (pool area), Sarasota, Florida, at 11:00 AM, to conduct the business of the Association. Directors present were Ron Schwied Jeanne Oyer, Tom Antonucci and Robert Tate. Not present was Verna Williams Representing ONE Source Corporation was Lissette Hernandez.

- **CALL TO ORDER**

Mr. Schwied called the meeting to order at 11:01 AM.

- **VERIFICATION OF A QUORUM**

Mr. Schwied verified that with (4) Directors present, a quorum of Directors was established.

- **PROOF OF PROPER NOTICE**

Mr. Schwied confirmed the meeting was held in accordance with Proper Proof of Notice by Association documents and State law.

APPROVAL OF THE October 16th, 2019 BOARD MEETING MINUTES Mr. Tate

made a motion, which was seconded by Ms. Oyer approving the October 16, 2019 Board Meeting Minutes. The motion carried unanimously.

- **PRESIDENTS REPORT** -Mr. Schwied reminded all owners of the annual assessment fee of 125.00 that needs to be submitted to the master association due on January 1, 2020. Mr. Schwied discussed the end of fiscal year timeline. Timeline enclosed. Mr. Schwied also thanked Dan Space for all work done in the Ramada Pool.
- **REPORTS OF OFFICERS** - Ms. Williams was not present to provide the October financial report. Tabled for next Board meeting.
- **COMMITTEE REPORTS**
 - **Grounds**-(Jeanne Oyer) Ms. Oyer reported that Wilhelm returned to trim the palms that were missed. She also reported that (2) holly trees were inspected and determined to be on life support. The Board has agreed in removing holly trees. ***Mr. Tate made a motion to approve the removal of 2 holly trees a year due to budgetary constraints with a county permit fee of 215.00 for every 2 trees and a 100.00 permit fee for another 2 trees the following year. Ms. Oyer 2nd the motion, all in favor, motion passed.***
 - **Social**-(Bonnie Hevener) Announcement of Happy Hour starting in January 2020 was made by Ms. Hevener. Ms. Oyer announced that is she is currently organizing the upcoming Christmas event, along with NYE party at the Ramada pool
 - **Pool**-(Ed Wolfe/Mr. Dan Space) Mr. Space reported that all items discussed and approved in the last meeting has been completed. Mr. Schwied suggested Board obtain price for replacing pump door for review and approval at next Board meeting.
 - **Irrigation**-(Tom Antonucci) Mr. Antonucci reported the odd times of sprinklers coming on and off advised that it was due to resetting, calibrating of system.
 - **Website**: Mr. Schwied announced that the association has a website where all owners are able to log in to view association information. An email blast has been sent to owners who have provided their email about the website.

OWNERS' COMMENTS ON AGENDA ITEMS ONLY

- 4437- Owner reported that the contractor who was awarded the sidewalk job has not reached out to him and at this point he requested that other bids be obtain. The Board agreed and requested One Source to obtain an additional bid for the sidewalk repair.
- Owner, Ms. Anita Folesch thanked the Board for their dedication and hard work in putting the FY2020 budget together for association.

• UNFINISHED BUSINESS

- **Transformer-** It was reported that FPL took down the fence, repairs have been made to the transformer and painting will follow.
- **Mailbox Repair-** Mr. Schwied is working on list to provide Gus for the repair of the mailboxes.
- **Solar Panel-** Mr. Schwied is working on gathering all information need to present to the owns for an owner consensus.

• NEW BUSINESS

- **FY2020 Budget-** Ms. Oyer made a motion to accept the adoption to the proposed budget for FY2020 along with the new assessment fee of 298.00 per owner, per month, Mr. Antonucci 2nd, all in favor, motion passed.
- **ARC Request-** The ARC request submitted by 4455 Atwood Cay Circle to replace the window and by 4437 Atwood Cay Circle to landscape area in front entry. A motion was made by Mr. Tate to approve the requested submitted by 4455 and 4437 for the work mentioned above, Mr. Antonucci 2nd the motion, all in favor, motion passed.
- **4456 Purchase App-** Mr. Schwied addressed the response from owner on a letter sent to owner regarding completion of purchase application. Discussion was tabled for the next Board meeting.

• DATE OF THE NEXT MEETING

The date of the next Board Meeting is Wednesday, December 16. 2019, at 11:00 AM.

• ADJOURNMENT

With no further business, the meeting was properly adjourned at 1:00 p.m.

Respectfully Submitted, Lissette Hernandez, Assistant Community Association Manager