

**CENTER GATE ESTATES VILLAGE CONDOMINIUM ASSOCIATION,
SECTION III, INC.**

**BOARD OF DIRECTORS EMERGENCY MEETING MINUTES
October 5, 2022**

An emergency meeting was held by the Board of Directors to determine Association responsibility and to coordinate the Board's response to damage caused by Hurricane Ian on September 28, 2022.

PRESENT: Mike Prater, Jean Schwied, Deb Antonucci, Sandy Wilson and Bud Hissam

CALL TO ORDER: Mike Prater, President, called the meeting to order at 2:55 pm

VERIFICATION OF QUORUM: Quorum was established with all members present

PROOF OF PROPER NOTICE: Per our documents, an emergency meeting does not require advance notice to unit owners. By Laws: 3. Directors 3.5 Meetings - . . . notice of meeting shall be . . . posted conspicuously 48 hours in advance for the attention of unit owners, except as in the case of an emergency."

PRESIDENT'S REPORT: Mike Prater, president, reiterated the purpose of the emergency meeting and opened discussion regarding the status of hurricane damage suffered by our community.

MOTION was made by Deb Antonucci that the Association accept the responsibility for the damage caused by Hurricane Ian, pursuant to Florida State Statute 718.111(11).

"The Condominium Act, at Section 718.111(11), Florida Statute, provides that the condominium association is responsible to insure, and to repair and replace, all portions of the condominium property as originally installed or as properly altered, when such damage is caused by an "insurable event" (such as a hurricane) " Motion was seconded by Jean Schwied.

Discussion followed with a status update of the Association's response to date:

- The Board has been in contact with Leslie at Prokop Management to coordinate efforts to determine damage and establish procedures to move forward
- Atlas Insurance has been contacted to clarify property coverage and deductible amounts
 - It has been determined that we do not have enough damage to meet the deductible
- Sam's Tree Service has been hired to remove downed and damaged trees
- Two community-wide emails have been sent to owners to communicate status and on-going efforts to assess damage.
 - Owners have been informed of their responsibility to have any roof damage repaired in order to prevent further damage. Owners were also notified to report building damage.
 - A link to Sarasota County's website was provided to owners for updates regarding services.

- The pool has been cleaned and treated and the pool deck has been pressured cleaned.
- Tomorrow, Leslie and Ron Schwied are conducting surveys with vendors to obtain estimates to repair:
 - Gable siding damage
 - Fascia damage
 - Soffit damage
 - Gutter damage
 - Wilkinson wall damage

Mike Prater called for a vote on the motion as read. The motion carried unanimously.

6. Follow-up Discussion: The Board was in agreement that the next step in the process should be to have Prokop mail an official notice to owners. Jean Schwied was tasked with writing a draft notice to be reviewed by the president, then forwarded to Leslie. Every effort will be made to maintain communication with owners and serve our community.

The meeting was adjourned at 4:08.

Respectfully Submitted,
Jean Schwied, Secretary