

**CENTER GATE ESTATES VILLAGE CONDOMINIUM
ASSOCIATION, SECT. 3
BOARD Meeting Minutes
Immediately following Budget Approval Meeting - Monday, Oct. 16,
2023 – Pool Ramada**

ESTABLISH QUORUM/CALL TO ORDER

President Deb Antonucci called the meeting to order at 11:20 a.m.

Board present: (S/T) Jean Schwied, (P) Deb Antonucci, (D) Dan Space, (VP) Sandy Wilson and (D) Jeanne Oyer.

From Prokop Management: Leslie Torok

NOTICE OF MEETING – Posted by the president 10/12

APPROVAL & DISPOSAL OF MINUTES - Done during the Budget Meeting.

FINANCIAL REPORT – Sept. 2023 - Jean Schwied – Done during the Budget Meeting

COMMITTEE REPORTS

- ARC – 4431 – Granata – windows, sun room enclosure – Although it was acknowledged that this project was started by the owner well before submitting forms and receiving advance approval, the project nevertheless meets with approved standards and is in keeping with the look of any/all other sun rooms in the community. Jean so moved to accept and approve; 2nd by Sandy; unanimous.

4429 ACC - Antonucci - Wants to install rubber strips and pea gravel between the front stoop and the courtyard. In keeping with what has been done elsewhere. Dan moved to approval; 2nd by Jeanne O.; unanimous.

ROOF COMMITTEE – Ron Schwied – Distributed an up-dated spreadsheet listing how many wind mits have been received and how many are yet to be collected. (Appended to the minutes on file.) The list is continually in motion – new reports come in daily to Leslie in the Prokop office. Please do not delay: send yours to her at Leslie.prokoppa@aol.com.

POOL COMMITTEE – Mulch in bedding areas looks good – thank you, Dan.

Garcia has increased the contract price by \$50.00 per month, effective 2024.

SOCIAL – a Halloween Party is planned for Halloween evening.

GROUND – Some rules for landscaping have been discussed in committee lately. A more descriptive explanation regarding what and how to receive approval and accept responsibility to plant in the common areas was distributed. Sandy moved to incorporate it into the existing body of policies about grounds and landscaping, with emphasis for responsibilities for owner-paid trees; 2nd by Jeanne; unanimous. (Copy appended to the minutes on file.)

PAINT COMMITTEE – To meet this week.

OLD BUSINESS

DRIVEWAY BIDS – Sandy Wilson – Gathered and presented three bids for 5 driveways to be removed and re-poured: 4451 ACC, 4454 ACP, 4464 ACP, 4455 ACC, and 4503 ACC. A tree will
continued

have to be cut down before drive can be poured at 4454 ACP – Total Tree bid is \$3500.00 to do so. Jean so moved; 2nd by Sandy; unanimous.

NEW BUSINESS

PET OWNER RESPONSIBILITIES – The Board wanted for the record to have in the minutes a reminder that pets are NOT to be staked on lead line or rope in common grounds – pets must be walked on a leash. Further, feces must be picked up, removed and disposed of immediately and properly. No pet is allowed to be a nuisance. The Board may impose a three-day notice to remove from community.

COMMUNITY WORK PARTY – Scheduled for October 23, from 9:00 a.m. to 10:30 a.m. Planning is underway to have another Town Hall meeting next month.

OWNER COMMENTS/QUESTIONS – Nothing further.

DATE OF NEXT MEETING - Monday, November 20, 2023 – 11:00 a.m.

ADJOURNMENT – Having addressed all the issues on the agenda, President Antonucci adjourned the meeting at 12:00 p.m.

Respectfully Submitted for the Secretary by
Leslie Torok – CAM, Prokop PA