

**CENTER GATE ESTATES VILLAGE CONDOMINIUM
ASSOCIATION, SECT. 3
BOARD Meeting Minutes
11:00 a.m. - Monday, March 20, 2023 - Pool Ramada**

ESTABLISH QUORUM/CALL TO ORDER

President Deb Antonucci called the meeting to order at 11:00 a.m.

Board present: (S/T) Jean Schwied, (P) Deb Antonucci, (VP) Sandy Wilson, (D) Dan Space, (D) Jeff Bartell. Full Board present.

Nine (9) additional unit owners were also present.

From Prokop Management: Leslie Torok

NOTICE OF MEETING – Posted by the president 3/17

APPROVAL & DISPOSAL OF MINUTES (Feb. 24, 2023) – So moved by Jean as amended; 2nd by Sandy; unanimous.

FINANCIAL REPORT – Treasurer Jean Schwied – (Feb., 2023)

Tracking rather well thus far into the new year; \$12,000.00 in the savings CD, and the expenses for the mailbox project will even out with the budgeted allotments every month as the year progresses.

COMMITTEE REPORTS

ARCH

– Miller 4435 ACC – request to do some removal & replanting work in the bed area – ***Sandy moved to approve, provided it is under the eaves; 2nd by Jeff; unanimous.***

– McNash – 4519 ACC – Request to keep a bush/tree he planted in the common area and has already been instructed to remove. Matt planted it in place of a tree that was removed to improve the look of the grounds area where the removed tree formerly stood. He apologized for not submitting the ARCH prior to installing the planting. Deb and Jean can't support planting in the common area. Jeff and Sandy agreed, and don't support setting a precedent. The apology was accepted, noted and appreciated, however, the previous decision stands. Matt must remove the tree. Sod in that section of the grounds will be considered for the rainy season.

- McNash – 4519 ACC – Request to have his exterior courtyard wall pressure-cleaned and painted. He had heard his neighbor's was getting cleaned and painted; his needs it too. ***Sandy moved to table anything regarding pressure washing & painting until it is time for the Association to clean, prep and paint throughout: Mr. McNash is welcome to do it himself if he wishes; 2nd by Jeff; unanimous.***

ROOF COMMITTEE – Ron Schwied reported that bids for roof replacements have been received from Crown and Hoffman Webber, and the committee is awaiting bids from Sarasota and Singleton.

POOL – A new metal/plastic table top for the pool deck is needed. Bonnie will shop.

continued

SOCIAL – a Spring Fling - possible Easter Bonnet type theme – is in the planning stages.

GROUND

– NO PARKING ON GRASS SIGNS – Two need to be installed on west side of Atwood Cay & near north end corner.

- DAMAGED TRAFFIC BARRIER POST – North Corner of west side of Atwood Cay – Jason to repair.

- TREE REMOVAL - 3 have been on agenda for consideration for 3 – 4 years. Another small tree under shaded canopy not thriving. Dan met with Total Tree – stump grinding not recommended for them. \$1,700.00 for removal of the 4 trees. Additional to remove the island tree; \$1,200.00 (A quote for the removal of the island itself in the Atwood Cay Place cul-de-sac to come.) ***Dan moved to remove all five (5) trees for a total of \$2,900.00; 2nd by Sandy; unanimous.***

- REPLACEMENT TREES – On agenda for discussion only. A photo and description/maintenance needs of a Jatropha tree was passed around to the Board. Suggested as nice specimen for planting possibly as memorials. Jean supports only ornamental trees that can take full sun and grow to only 12 – 15 feet tall be installed in common ground. Jeff and Sandy agree. Dan supports removing necessary items before considering planting of any trees in common areas.

- REPLACEMENT PLANTINGS BY POOL – Move and re-plant island plants to this location? Will await spring growth and consider that idea after evaluation of their condition.

- ENTRYWAY PLANTING STATUS – In progress. Ideas have been received, including from Peter of Pomerleau. His price would be less expensive than using Troy's, but Troy's offers a 6-month guarantee. More ideas are being considered.

UNFINISHED/OLD BUSINESS

- TOWN HALL FOLLOW-UP - A big thank you to all who attended. Some good discussion was had. Please donate & contribute to defray the Schwied's out-of-pocket costs.

- ALLIGATOR REMOVAL – Thanks to Sandy for pursuing and succeeding in the removal and relocation. A second alligator was reportedly seen – please be on lookout and report to a Board member or Management if spotted.

HURRICANE IAN REPAIR – Wall top tiles will be cleaned and painted starting March 30. Reimbursement checks to owners will be processed for signature soon.

REMINDER - INSURANCE SPECIAL ASSESSMENT PAYMENTS- A payment of \$1,500.00 per unit is due in the Prokop offices on May 15, 2023, **OR** \$750.00 due by May 15, and another \$750.00 due July 15, 2023.

NEW BUSINESS

-REPLACEMENT TREES – Discussed earlier in meeting.

-AD HOC PARKING COMMITTEE – Leslie of Prokop will send to the board a memo/flyer that was created by Estates 1 and distributed to all its membership, as well as the to the membership in adjacent Estates 2 association residing on the opposite side of Rum Cay Circle. Estates 2 would be happy to allow Estates 3 the same permission for distribution to residents on their side of Atwood Cay. Leslie will send, Board will tweak as necessary and distribute to its membership (likely by email.)

continued

-AD-HOC ISLAND AND TREE REMOVAL – ATWOOD CAY PLACE – Dan Space is working on it and will have more information ready for the next meeting.

-COMMITTEES NEED HELP – MEMBERS PLEASE STEP FORWARD

- Fining Committee – Will be re-manned in a very short time. A second letter will be sent to Mr. Ragone via Certified Mail-Return Receipt Requested regarding the commercial language on his vehicle currently being housed on his driveway overnight.

DATE OF NEXT MEETING – Regular Board Meeting – Monday, April 17, 2023, 11:00 a.m.

ADJOURNMENT

After all agenda items were addressed, President Antonucci adjourned the meeting at 12:17 p.m.

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