

**CENTER GATE ESTATES VILLAGE CONDOMINIUM  
ASSOCIATION, SECT. 3  
BOARD Meeting Minutes  
11:00 a.m. - Monday, April 17, 2023 - Pool Ramada**

**ESTABLISH QUORUM/CALL TO ORDER**

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

Board present: (P) Deb Antonucci, (VP) Sandy Wilson, (D) Dan Space, (D) Jeff Bartell. (S/T) Jean Schwied arrived 13 minutes into the meeting, after alerting management & Board ahead of her possible/probable absence.

Five (5) additional unit owners were also present.

From Prokop Management: Leslie Torok

**NOTICE OF MEETING** – Posted by the president 4/15 at 10:00 A.M.

**APPROVAL & DISPOSAL OF MINUTES (March 20, 2023 & April 4, 2023)** – So moved by Jeff as amended; 2<sup>nd</sup> by Dan; unanimous.

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

Financials remain tracking well compared to budget. Management will move some money from checking into the Money Market to better balance the reported Reserves balance.

**COMMITTEE REPORTS**

**ARCH**

Nothing new at present. Owners of 4537 ACC awaiting new windows for garage door.

**POOL** – Replace handrail cover – complete. Bonnie still looking for suitable replacement table for pool deck. ***Sandy moved to order one found from Wayfair for \$189.00; 2nd by Jeff; unanimous***

**SOCIAL** – Spring Fling? Or Another Name Party? Decision & details still to come.

**IRRIGATION** – Will cycle twice a week until the rains are consistent, and then return back to once weekly. Please monitor the common area around you and let Deb know of any breakage or other issues.

**GROUNDS** – Short morning “Work Party” arranged for 1-2 hours beginning 9:00 a.m. Sat. March 22. Clean up shrubbery and vegetation along inside of Wilkinson all. Please join for a short time.

- Beautification of Entryways – Discussed doing the complete renovation, which would eat up the entire grounds planting and removals part of the budget for the year. Plantings are now on hold. Will work on a scaled-down approach to the roadway entrances.

- Investigating New Sod Needs – Dan and Deb will do a walk-around, and owner Matt McNash will provide to them a written list of bare or thin areas for consideration, including areas where trees were removed.

continued

- 2 No Parking on grass signs – STILL need volunteer(s) to help installed
- Damaged Traffic Barrier Post – NW inside corner of ACC – Remind Jason.

**UNFINISHED/OLD BUSINESS**

**ROOF COMMITTEE – Jeff Bartell, Dan Space and Ron Schwied**

- The committee's financing information and report has been sent to all owners in an email blast.
- Town Hall Roof Meeting was very well-attended; excellent presentation by Singleton Roofing, who came with proposed contracts for each roof for the owners to consider. Several contracts have been signed already. Ron will deliver contract proposals to all owners who did not attend and receive theirs.

**HURRICANE IAN REPAIR** – Reimbursement checks have gone out. Need to use some landscaping funds to install sod in areas affected by Hurricane debris pile damage.

**COMMUNITY DIRECTORIES UPDATE – Jean Schwied**

Going to printer today.

**SPECIAL ASSESSMENT REMINDER** – Insurance assessment of \$1,500.00 per unit is due May 15 in full, or \$750.00 due May 15 and \$750.00 due July 15.

**FINING COMMITTEE** – Fully manned (and womaned) by Bud Hissam, Jeanne Oyer and Jeff Gay.  
**COMPLIANCE COMMITTEE** still needs a member. Please volunteer.

**NEW BUSINESS**

- STUCCO WORK NEEDED – 4537 ACC needs some significant stucco repair. Other areas need cleaning. Ed Wolfe, Deb and Matt McNash will be doing a “Lick & and Promise” work party soon with bleach, sponge & buckets, and rinsing on needed wall areas.
- CENTER GATE MASTER ASSOCIATION UPDATE  
Speed Limit Signs - Sarasota County Road Traffic Dept. and Sheriff Traffic Dept. should be contacted. An additional sign along Wilkinson has been rumored to have been installed.  
– CGMPOA President Larry Mitsch has instituted quarterly meetings with all component presidents to establish needs, and updating about the business of the CGMPOA monthly meetings. They are working on clean-up along Center Gate Blvd. with Pomerleau, and asking County for some clean-up of the preserve areas.
- CGEV3 ESTABLISHED AD HOC COMMITTEES – need volunteers: Beautification, Parking, Irrigation and Trees.

**UNIT OWNER COMMENTS/QUESTIONS** – Nothing further.

**DATE OF NEXT MEETING** – **Monday, May 15, 2023 – 11:00 a.m.** - BOD Meeting

**ADJOURNMENT**

After all agenda items were addressed, President Antonucci adjourned the meeting at 11:45 a.m.

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