

**CENTER GATE ESTATES VILLAGE CONDOMINIUM
ASSOCIATION, SECT. 3
BOARD Meeting Minutes
11:00 a.m. February 21, 2022 - Pool Ramada**

ESTABLISH QUORUM/CALL TO ORDER

President Michael Prater called the meeting to order at 11:00 a.m.

Full Board present: (P) Michael Prater, (T) Bud Hissam, (S) Jean Schwied, (D) Sandy Wilson, and (D) Deb Antonucci. Many unit owners were also present.

From Prokop Management: Leslie Torok

NOTICE OF MEETING – Posted by the president Feb. 16, 2022

DISPERSAL OF MINUTES - *Jean Schwied moved to approve and accept the minutes of Board Workshop meeting of January 28, 2022; 2nd by Deb Antonucci; unanimous.*

REPORTS OF OFFICERS – President Prater thanked the Social Committee for the coffee and donuts for today's meeting. Also a big thank you to Bud Hissam for the ramada clean-up – it looks like it was just re-done and painted. Applause followed.

Deb Antonucci and Jean Schwied read the goals and objectives which were proposed at the Workshop recently held by the Board. Overall, the CGEV3 Board Mission statement is: To manage the operation of the Association to effectively maintain the community in order to preserve property values and foster community involvement. *(The full listing was passed out to the Board members and discussed, and is appended in full to the minutes on file.) Sandy Wilson moved to ratify and adopt; 2nd by Bud Hissam; unanimous.*

FINANCIAL REPORT – Bud Hissam and Prokop P.A.

It was reiterated that monthly association maintenance fees are now \$330.00 per unit, throughout the 2022 year. A petty cash fund has been resurrected and is being maintained by Bud. Anyone with a reimbursement request must get pre-approval first. It was moved by Deb and 2nd by Bud to reimburse an owner expense for a new pool rail cover. All in favor. ANYONE HAVING TROUBLE SETTING UP AUTO-DRAFT OF MONTHLY ASSOCIATION FEES, PLEASE CONTACT THE PROKOP MANAGEMENT COMPANY AT 941-342-6444.

COMMITTEE REPORTS

ARCH REQUESTS – A proposal from two owners (at their expense) to change a shared courtyard wall from wooden fence to block & stucco was considered. *Deb moved to approve; 2nd by Bud; all in favor. Also approved: Beverly Brown's request to have the wooden fence exterior replaced.*

IRRIGATION - Deb Antonucci reported the west pump needs replacement, which requires the services of A-1 Well Drilling. Also, pressure in the line is being lost due to deteriorating pipe as well. The fix will run \$4,500 to \$5,000 depending upon how deep the problem is. continued

Irrigation – Well and pump & pipe work continued: ***Mike moved to approve; 2nd by Sandy; unanimous.***

Anyone with stray heads to be capped or other irrigation problems should contact Deb. FYI: Irrigation of the West side is Thursdays and Sundays, beginning at 9:30 p.m. The East side is Wednesdays and Saturdays beginning at 9:00 p.m.

GROUNDS – Jeanne Oyer and Ron Schwied reported & identified 3-4 palm trees infected with Ganna Derma and need to be removed. \$125.00 each. They also asked all owners to be aware of the bottoms of palms appearing to have pancake-shaped fungus growing from the base and to please report any to the grounds committee. ***Jean moved to approve removal of the trees; 2nd by Deb; unanimous.*** The Committee also plans to create an email blast and a flyer asking for participation in a general spring clean-up throughout the community.

WELCOME – Bonnie reported two new property transfers: Beverly Brown, and Craig & Karen Vogt were welcomed into the community. Another is coming in soon.

COMPLIANCE – Jeanne, Nancy & Bonnie – reported lots of planting & decorative pots are located in and around the common areas. Pots should be moved under the eaves, in the mulch areas only. Anyone not able to move a pot should contact someone from the committee or the Board and request help. Also noted were some courtyard fencing boards needing replacement or repair.

UNFINISHED BUSINESS – Nothing not already covered.

NEW BUSINESS

POOL GATE LATCHES – A quote for \$700.00 was received from Jason of Sandyland Handyman/Rockstone Construction to permanently close off the 4th gate and install proper safety latches on the remaining three; and install a proper, closing knob on the restroom door that will lock from the inside. ***Bud moved to approve; 2nd by Sandy; unanimous.***

OWNER COMMENTS/QUESTIONS

Unit 4581 has a useless sprinkler head watering only the A/C unit and his courtyard gate. Prokop will have Garcia cap it off.

The president asked for Garcia to quote the possibility of moving heads at driveway corners further into the grass, or offer recommendation how to keep vehicles from cutting the corner and breaking heads. Prokop will make inquiry.

NEXT MEETING – Monday, March 21, 2022 – 11:00 a.m. DONATIONS TO THE SOCIAL COMMITTEE ARE WELCOMED AND ACCEPTED.

ADJOURNMENT – ***On a motion from Deb; 2nd by Sandy; Mike adjourned at 12:25 p.m.***

Respectfully Submitted for the Secretary by Leslie Torok – CAM, Prokop P.A.