

**CENTER GATE ESTATES VILLAGE CONDOMINIUM
ASSOCIATION, SECT. 3
BOARD Meeting Minutes
11:00 a.m. - Monday, September 19, 2022 - Pool Ramada**

ESTABLISH QUORUM/CALL TO ORDER

President Michael Prater called the meeting to order at 11:03 a.m.

Board present: (P) Michael Prater, (T) Bud Hissam, absent; excused, (S) Jean Schwied, (D) Deb Antonucci and (D) Sandy Wilson.

Six unit owners were also present.

From Prokop Management: Leslie Torok

NOTICE OF MEETING – Posted by the president Sept. 14, 2022

DISPERSAL OF MINUTES – *Deb Antonucci moved to accept the minutes from the May, 2022 meeting; 2nd by Sandy Wilson; unanimous.*

REPORTS OF OFFICERS – President Prater

President would like to remove the old, dilapidated split-rail fence on the NE corner of Atwood Cay. CGMPOA says it is CGEV3 fence and they can remove it if they want. Tabled until next meeting or answer from CGEV4 to concur. (After meeting; confirmed none of the fence is on CGEV4 property.)

Universal Services has been hired to clean the ramada and pool restrooms twice monthly at \$115.00 per month. Need a pool committee chair to keep paper goods stocked up in the kitchenette cabinets for Universal's use. (reimbursements through petty cash.) The Board will try to come up with a list of duties or responsibilities. Board would like a volunteer from the core group who use the pool most frequently.

Also need to have the parts ordered that were approved in May. (Jean Schwied will order them.)

FINANCIAL REPORT – Prokop P A

August month-end was reported. Financial picture tracks well overall – able to meet obligations and fund the Reserves. The Board has made a conscious effort throughout this year to save money and hold to the budget. It will continue to ask the more able-bodied members of the community to participate in work parties and accomplish tasks that can be handled from within rather than hired out.

That does not negate, however, that rising costs of almost everything has resulted in a projected increase to monthly maintenance fees once again. Notices for the October Budget Approval meeting and proposed budgets will be in the mail to all owners soon.

2 Board positions will be coming open for 2023 – notice for those also will be coming by mail, sometime around the first of November.

continued

COMMITTEE REPORTS

ARCH REQUESTS – Gay and Nye want some tree trimming work done. Owners should avail themselves of ARC forms on the CGEV3 web site: <https://centergatevillage3.org>

All tree work is being held until 2023.

IRRIGATION – Deb Antonucci – Members have been more mindful of parking on grass. She wants to add more flags to the supply and create a better explanation of damages & head breakage. She introduced a windshield notice for placement on offending vehicles.

GROUNDS – Jeanne – Fill and sod behind 4471 - \$200.00 quote received. ***Deb so moved; 2nd by Sandy; with the caveat that the owner must water it daily for two weeks unless sufficient rain; unanimous.***

There was a lawn repair at 4553 ACC.

WELCOME - Bonnie – New owner Maria Garcia – 4445 ACC was introduced and welcomed. Also acknowledged was Chris Buffington – 4535 ACC (will be flipping the unit.)

Jean will work with Bonnie to up-date and beef up the welcome package.

SOCIAL – Bonnie – The monthly Friday happy hours are back. 5:00 p.m. 9/30. Bring an appetizer to share and your own beverages. 5:00 p.m. October 28 will be a Halloween theme. Wear costumes if you wish – there will be prizes!

COMPLIANCE – Jeanne, Nancy – Nothing at the moment.

WORK PARTY VOLUNTEERS NEEDED! A branch down at the wall pagoda on Wilkinson needs to be cut up and the debris removed, as well as debris clean-up elsewhere along the wall. A few people could get a whole section done in as little as half an hour. Will likely be looking for a party to help take down the decrepit split rail fence along the NE corner of Atwood Cay Circle as well. Further needs include a volunteer or two to look for beautification and improvement projects that could be done. Once identified and approved, same volunteers needed to schedule and coordinate making projects happen.

MAILBOXES – Ron – Report and discussion at October meeting.

WEB SITE – Jean Schwied – is willing to keep it managed and up-dated. The three-year renewal is due. \$325.00. ***Jean moved to renew and retain it; 2nd by Sandy; unanimous.*** For those who need it, the password is the current month, with the first letter Capitalized, i.e. September. An owner mentioned finding it inconvenient to have to keep re-entering the password to go into a different section once on the web site – said it would be much easier to eliminate that necessity once the user is successfully in.

OWNER COMMENTS/QUESTIONS – Nothing not already covered.

NEXT MEETING – Monday, October 17, 2022 – 11:00 a.m. - Board Budget 2023 Approval

ADJOURNMENT

There being no further business, President Prater adjourned the meeting at 12:16 p.m.

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