

CENTER GATE ESTATES VILLAGE CONDOMINIUM ASSOCIATION, SECTION III

■ Deb Antonucci, President

■ Sandy Wilson, Vice President

■ Jean Schwied, Secy/Treas

■ Jeanne Oyer, Director

■ Dan Space, Director

SUCSESSES AND CHALLENGES OF 2023

As the holiday season begins, it is a good time to reflect on our accomplishments for the year. 2023 has offered many opportunities and challenges thus far:

- The Board began the year with a workshop to develop a mission statement and goals for the 2023 year.
 - Mission Statement: To protect our community's property values and encourage community involvement by maintaining, enforcing deed restrictions and scheduling work parties.
 - The Board committed to work within the budget constraints and sky-rocketing inflation to maintain a fiscally sound balance sheet.
- Mailboxes: the first month of the year we completed the project of repairing and replacing mailbox posts and installing new mailboxes.
- Hurricane Ian Repairs: The challenges of Hurricane Ian's angry visit were brought to a close as the community-wide repairs were completed. Board members spent many hours evaluating damage, seeking bids for repairs, and placing phone calls to schedule the work for repairs.
- Property Insurance: One of our major challenges of the year occurred in February when we learned the Association's property insurance was cancelled. Dan Space met this challenge by spending hours of his time working with our insurance agent to understand the issues and seek new companies to offer coverage. Additionally, special meetings were held with a representative from Atlas Insurance to help owners understand the new landscape of insurance companies in the state of Florida. The facts were presented and owners had the opportunity to have their questions answered.
- Roofing Committee: In 2022, having learned the approved roofing shingle was no longer being manufactured, the roofing committee was formed. Jeff Bartell, Dan Space and Ron Schwied came together to research new shingle choices, seek bids from local roofing contractors, analyze the bids and choose a contractor to make a presentation to owners. Goals for replacing aged roofs were set and information was distributed to all owners, including financing options. To date, 36 units have new roofs, 6 units with roofs less than 15 years old have submitted new wind mitigation reports.
- Pond: The Board arranged to have a seven (7) foot alligator removed from the pond to eliminate any risk to small pets and owners. Additionally, we arranged for the county to introduce fish that eat mosquito larvae as soon as they hatch from the eggs laid by mosquitoes, thus reducing the mosquito population. This should lower our risk of mosquito-borne diseases.

- Town Hall: The Board hosted a first-ever town hall style meeting for all owners. Every effort was made to encourage owners to attend and feel free to discuss community issues and brainstorm solutions. The attendance was high and well received by owners.
- Pizza Party: Following the first town hall, which was very well attended, owners were served pizza and salad and gathered with neighbors to enjoy lunch.
- Town Hall: A second Town Hall was held in November to allow owners to ask questions and make suggestions.
- Earth Day Work Party: Taking advantage of the beautiful spring weather, neighbors gathered to volunteer their time for the benefit of the over-all community. Thanks to all who attended!
- Mulch Around the Pool: As part of our beautification goals, a heavy layer of mulch was added to the planting areas around the pool since this is our only community amenity.
- Utility Boxes: The community utility boxes were inspected and repaired as needed.
- Beautification Work Party: In November a second work party was organized to focus on landscaping around the pool area.
- Painting Committee: The painting committee was formed with the mission of presenting paint choices and encouraging owners to participate in the selection by listening to their preferences and ideas for color schemes. This work will carry forward into 2024 with a presentation after the Annual Members Meeting.
- Master Community: An effort was made to network with Board members of neighboring associations to share vendor information and resources.
- Community Safety: Driveways were inspected and evaluated for trip hazards. Bids were accepted and analyzed from concrete contractors. A company has been hired to repair/replace driveways at several units in January of 2024, using Reserve Funds. Owners will be notified as soon as scheduled.
- Sod: Sod has been ordered and will be installed in several bare spots within the next few weeks. Again, owners will be notified and asked to water the new sod for best results.

We have tried our best to serve our community well and be good stewards of Association funds. We have encouraged owners to join us in our efforts to make our neighborhood an active and inviting place to live.

The Board,

Deb Antonucci, Jeanne Oyer, Dan Space, Jean Schwied and Sandy Wilson