

**CENTER GATE ESTATES VILLAGE CONDOMINIUM ASSOCIATION,
SECTION III, INC.
BOARD OF DIRECTORS MEETING
MINUTES
March 13, 2019**

A Board of Directors Meeting of Center Gate Estates Village Condominium Association, Section III, Inc. was held on March 13, 2019, at Center Gate III Ramada (pool area), Sarasota, Florida, at 11:00 AM, to conduct the business of the Association. Directors present were Ron Schwied, Jeanne Oyer, Verna Williams, Tom Antonucci and Robert Tate. Representing One Source Corporation was Richard Blotta.

1. CALL TO ORDER

Mr. Schwied called the meeting to order at 11:04 AM.

2. VERIFICATION OF A QUORUM

Mr. Schwied verified that with five (5) Directors present a quorum of Directors was established.

3. PROOF OF PROPER NOTICE

Mr. Schwied confirmed the meeting was held in accordance with Proper Proof of Notice.

4. APPROVAL OF THE FEBRUARY 13, 2019 BOARD MEETING MINUTES

Ms. Williams made a motion, which was seconded by Ms. Oyer, approve the February 13, 2019 Board Meeting Minutes with corrections. The motion carried unanimously.

5. REPORTS OF OFFICERS

- January/February Financials. (Verna Williams) The February financials were not available at the time of the meeting. January income expense summary, total expenses actual was \$13,586. Total expense budgeted was \$12,390. Year-to-Date the expenses are over budget \$1,967. Checking balance is currently \$32,333. Money market and CD reserves are currently \$107,321. Money market funded insurance currently is \$5,100.

6. COMMITTEE REPORTS

- Grounds. (Jeanne Oyer) There has been mole activity near the north side of the property, and it will be discussed with Wilhelm Brothers. New growth has been noticed on the bushes and dead limbs will be pruned approximately the 19th of March. It has been noticed that more lily pads have appeared in the pond. The pond specialist will be contacted.
- Social. (Jean Schwied) No Report was Given.
- Pool. (Ron Schwied) The Board has received one pool leak repair proposal from Galaxy Pools. The Board will discuss this at the next meeting while more proposals are procured.
- Irrigation. (Tom Antonucci) Wilhelm Brothers were on site to address multiple broken irrigation sprinklers. It has been determined that the broken heads were caused by vehicles driving on the grass and breaking the irrigation sprinklers. A notice will be sent to all owners advising them to not park on the grass. If an owner is hosting an estate/garage sale, the owner is responsible to flag the irrigation sprinklers to avoid further damage. The county has addressed the rusted and leaking pipe. The association will not be charged for the excess water from this incident.

7. OWNERS' COMMENTS ON AGENDA ITEMS ONLY

- There were no Owners Comments.

8. UNFINISHED BUSINESS

- Garage/Yard Sale. (Ron Schwied) A discussion took place to establish standards for estate/garage sales. This matter will be further discussed at the next board meeting.
- Review Landscape Estimate 6022. (Jeanne Oyer) The proposal was presented incomplete. This will be addressed at the next meeting.

9. NEW BUSINESS

- Review ARC Request for 4456 Atwood Cay Place.
 - An ARC was requested to reduce foliage and install a paver walkway leading to the side lanai at the owner's expense.

Ms. Oyer made a motion, which was seconded by Mr. Tate to approve the ARC Request of 4456 Atwood Cay Place. The motion carried unanimously.

10. DATE OF THE NEXT MEETING

The date of the next Board Meeting is Wednesday, April 10, 2019, at 11:00 AM.

11. ADJOURNMENT

With no further business, the meeting was properly adjourned at 12:10 PM.

Respectfully Submitted, Richard Blotta, Assistant Community Association Manager