

**CENTER GATE ESTATES VILLAGE CONDOMINIUM ASSOCIATION,
SECTION III, INC.
BOARD OF DIRECTORS MEETING
MINUTES
October 16, 2019
Adopted**

A Board of Directors Meeting of Center Gate Estates Village Condominium Association, Section III, Inc. was held on October 16, 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 Lissette Hernandez.

- **CALL TO ORDER**

Mr. Schwied called the meeting to order at 11:01 AM.

- **VERIFICATION OF A QUORUM**

Mr. Schwied verified that with (4) Directors present, a quorum of Directors was established.

- **PROOF OF PROPER NOTICE**

Mr. Schwied confirmed the meeting was held in accordance with Proper Proof of Notice by Association documents and State law.

APPROVAL OF THE September 18th, 2019 BOARD MEETING MINUTES Ms. Williams made a motion, which was seconded by Ms. Oyer approving the September 18, 2019 Board Meeting Minutes. The motion carried unanimously.

- **PRESIDENTS REPORT** - Mr. Schwied asked that all directors and board member conduct themselves in a professional manner at Board meetings with the understanding that not all will agree in everything, but everyone must respect one another.
- **REPORTS OF OFFICERS** -
 - **September Financials**- (Verna Williams) September income expense summary, total expenses actual was \$108,612.08 Total expense budgeted was \$111,510.27 Year-to-Date the expenses are under budget \$2898.19 Checking balance is currently \$33,456.76. Money market and CD reserves are currently \$119,655.33 Money market funded insurance currently is \$5,100.

- **COMMITTEE REPORTS**

- **Grounds**-(Jeanne Oyer) Ms. Oyer reported on Wilhelm's bid to remove 2 trees and the trimming of the palms. *Mr. Tate made a motion to approve the removal of East Palatka Holly trees that have succumbed to Phanerosis gall which are located at 4581 and 4475/4479. The cost of the removal will be \$2170.00, Mr. Antonucci seconded the motion, Ms. Williams did not approve of the removal of the tree located at 4475/4479.*
- *Ms. Oyer made a motion to remove dead or yellowing fronds of 37 queen palms and to remove seedpods and loose boots on 12 cabbage palms, Mr. Antonucci seconded the motion, the motion was carried unanimously.*

Ms. Oyer reported on Unlimited's proposal on the ground depression and sidewalk repair. *Mr. Antonucci made a motion to accept the proposal for 4437 Atwood Circle ground depression and sidewalk repair, Ms. Oyer seconded the motion, the motion was carried unanimously.*
- **Social**- (Bonnie Hevener) Next event will be held in the fall, Friday, October 25, 2019. More information to come.
- **Pool**- (Ed Wolfe/Mr. Dan Space) reported the following:
 - **Ladies Bathroom**- Since both men and women currently use the women's bathroom, Dan Space reported that a sign with women/men will be located on front of the door.

- **Blinds-** The board approved the installation of roll up blinds for the lanai to block off the sun that comes in.
- **Pool Furniture-** Mr. Space suggested to place pool side tables in the pool area so that owners can place personal belongings on it, as there is no place to place items. Mr. Schwied asked for it to be placed in writing for review.
- **Pool Screens-** Mr. Space reported that the rip screens need to be repaired and provided the Board with bids on screen repair. *Ms. Oyer made a motion to approve the repair of the 12 screens panels and replacement of one screen door by Screenco at price of \$591.00, Mr. Antonucci seconded the motion, four in favor, with Ms. Williams opposed.*
- **Irrigation-** (Tom Antonucci) Mr. Antonucci was pleased to report that no broken sprinklers have been on property.
- **Solar Heating-** Mr. Schwied asked the Board if they would agree to solicit the members to see the extent of interest of installing solar heating to the pool. Mr. Schwied will draft the letter to the all the owners with details of the solar heating.
- **OWNERS' COMMENTS ON AGENDA ITEMS ONLY**
 - n/a
- **UNFINISHED BUSINESS**
 - **Association Directory-** A sample of the directory was presented to the Board. Mr. Tate made a motion to approve the printing of the directory at a cost of a \$1.00 per directory at the first of the year to ensure all the revisions have been made, Ms. Williams seconded the motion, the motion was carried unanimously.
- **NEW BUSINESS**
 - **Timeline of Budget and Annual Meetings-** Ms. Williams & Mr. Schwied made a draft of the budget and annual timeline which was read to all owners that were present.
 - **Committee Reports -** Mr. Michael Prater and Ms. Bonnie Hevener will lead the new welcoming committee. This committee will welcome new owners and provide them with information that they might have not received through closing. It was reported that Halloween/Fall event will be held on 10/25/2019 at 6:00 p.m., Halloween costumes are optional.
 - **Pump House-** It was announced that the pump house will be cleaned out of all old association files. Mr. Schwied will assist Ms. Williams with going through the files before discarding anything. Ms. Williams will not discard any documents until she has had a chance to review the revised 2019 condo laws on time limits in regard to disposing of documents. Mr. Space recommended that there be more outlets in the Ramada. Ms. Hevener and Mr. Space graciously offered to buy 2 fans to replace the current fan in the Ramada. The Board accepted the offer, Gus to install both fans. Board approved for Gus to be paid for electrical work.
 - **ARC Request-** The ARC request submitted by 4451 Atwood Cay Circle to remove bushes along the wall common to her courtyard in front of the door was approved to proceed by the Board.
- **DATE OF THE NEXT MEETING**

The date of the next Board Meeting is Wednesday, November 20, 2019, at 11:00 AM.
- **ADJOURNMENT**

With no further business, the meeting was properly adjourned at 1:00 p.m.

Respectfully Submitted, Lissette Hernandez, Assistant Community Association Manager