

**CENTER GATE ESTATES VILLAGE CONDOMINIUM
ASSOCIATION, SECT. 3
BOARD Meeting Minutes
11:00 a.m. - Monday, March 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 March 18, 2022

DISPERSAL OF MINUTES - *Jean Schwied moved to approve and accept the minutes of Board meeting of February 21, 2022; 2nd by Deb Antonucci; unanimous.*

REPORTS OF OFFICERS – President Prater welcomed everyone present and deferred any report to business.

FINANCIAL REPORT – Bud Hissam and Prokop P.A.

February month-end was reported. Although the association is slightly over-budget, that amount is far reduced from the January month-end figures.

Prokop reported that delinquent letters have gone out to applicable owners, and unit 25 at 4503 is in the hands of the attorneys for collection.

COMMITTEE REPORTS

ARCH REQUESTS – A proposal from owner Gay regarding part of the courtyard enclosure was *moved for approval by Deb; 2nd by Jean; unanimous.*

IRRIGATION – Deb Antonucci – Reported the pump replacement, along with new rubber seal and chain, and some pipe replacement with high grade PVC has been completed. Association well is now down 80'. Total expense is \$5,500.00 – slightly higher than estimated due to not knowing the amount of pipe needed to be replaced or depth moved down to. Has not been paid for yet, but will be this month.

Finally, with regard to irrigation – especially the heads at the road in driveway corners, please stay off them with vehicles. Don't cut corners and stay off the grass along roadsides.

GROUNDS – No Parking on Grass signs – Owner Dan is looking into getting some.

ROOF SPECIFICATION REVISION – A revision to the recently approved Roof Specification policy and form was presented. The shingle model was incorrect, and the new revision was distributed. *Deb moved to approve; 2nd by Mike; unanimous.*

continued

WELCOME – Bonnie reported the Sullivans are in and will be visited soon.

COMPLIANCE – Jeanne, Nancy & Bonnie – Will send out a 2nd letter as a reminder, and also reported that some courtyard fencing is bad and will be so noted.

MAILBOXES – Several mailbox samples (2 metal and one plastic) were brought in for presentation and consideration for replacing all the mailboxes and eliminating the under boxes. A proposal for a membership vote on a material alteration is prepared (and can be modified once all details are in place.) It is also proposed to eliminate the post-top finial and cap off the top of the post with what is currently the back of the under boxes. Some mounted photos were on display to show the various mailboxes in place and also showed post painted the current color and some in black. The Board determined to schedule a mailbox workshop, which will include discussion regarding responsibility for the mailboxes and maintenance – Association or unit owners. *Mike moved to have the mailbox committee see about a discount on the Cambridge model metal mailbox in time for the workshop meeting – date to be determined; 2nd by Sandy; unanimous.*

UNFINISHED BUSINESS

POOL GATE LATCHES – Have been installed, work as expected; association now in compliance with county and state codes for pool gates and latches.

NEW BUSINESS – Nothing on the Agenda.

OWNER COMMENTS/QUESTIONS

An active owner distributed to the Board some information and color possibilities to be considered ahead of the community painting that will be the next big project coming along.

NEXT MEETING – Monday, April 18, 2022 – 11:00 a.m.

ADJOURNMENT – *There being no further business, President Prater adjourned the meeting at 12:11 p.m.*

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