

**CENTER GATE ESTATES VILLAGE CONDOMINIUM  
ASSOCIATION, SECT. 3  
BOARD Meeting Minutes  
11:00 a.m. - Monday, November 18, 2024 - Pool Ramada**

**ESTABLISH QUORUM/CALL TO ORDER**

President Dan Space called the meeting to order at 11:00 a.m.

Board present: (P) Dan Space, (S/T) Jean Schwied, (D) Jeanne Oyer, and (D) Lois Barnes.

Eight (11) additional unit owners were also present.

From Prokop Management: Leslie Torok

**NOTICE OF MEETING** – Posted 11/15/2024

**APPROVAL & DISPOSAL OF MINUTES (BUDGET Meeting of 10/28)** – Jeanne so moved; 2<sup>nd</sup> by Lois; unanimous.

**FINANCIAL REPORT** – Treasurer Jean Schwied – (May, 2024)

Announced association Operating Funds will be in the hole by the end of the year due to un-budgeted expenses of Hurricane Milton repairs. Noted that \$5,000.00 was charged to tree trimming instead of Milton, and \$460.00 to irrigation that should have been charged to Reserves. Prokop will make those corrected entries.

ANNOUNCEMENT – Sandy Wilson - Resignation from the Board received a week ago. Her service was acknowledged and appreciated.

**COMMITTEE REPORTS**

**ARCH** – 4456 ACP – Requested removal of stone between driveways with roof mate, and a return to sod. Tabled to next year.

**GROUND**S – Jeanne Oyer – Diseased Pineapple – Has Texas Yellowing Disease & could infect others. She received a quote of \$1,200.00 to remove it. Due to budget restraints, it was tabled to next year.

Also reported that Hedge Trimming is backlogged due to the setbacks from Hurricane Milton.

Following her report, Jeanne announced she is resigning from the Grounds Committee. Need someone to step up.

**DRIVEWAYS REPORT** – Dan Space for Sandy Wilson – driveways are completed for this year, or last one is scheduled to be completed by year-end. No more money for driveways can be added to the list this year.

**OLD BUSINESS**

**FINANCIAL COMPILATION STATUS** – Leslie/Prokop – expects it very soon.

continued

**NEW BUSINESS**

**HURRICANE MILTON DAMAGE & SPECIAL ASSESSMENT DISCUSSION** – President Space (His items and charges page are appended to the minutes on file.)

A total of \$25,000.00 was expensed due to the damage and clean-up necessary following Hurricane Milton. In light of Governor DeSantis proclaiming a state of emergency and lifting all the requirements for returning the community to soundness, *Jean moved an emergency assessment to all owners to cover the building and grounds costs of Hurricane Milton, in the amount of \$600.00 per unit, due on or before December 20, 2024; 2<sup>nd</sup> by Lois; unanimous.*

**BOARD APPOINTMENT**

To fill the vacancy on the Board created with Sandy Wilson's resignation, *Lois nominated Pat Tillis to fulfill Sandy's term (expires in 2026); 2<sup>nd</sup> by Jean; unanimous.* Pat accepted.

**COMMENTS/QUESTIONS**

Dan will inquire of Tony Nigro about including the soffit repair and bedroom ceiling spotting on the scope of work done by Nigro Management on Hurricane Milton building damage repairs.

**DATE OF NEXT MEETING** Monday, December 18, 2024 – 11:00 a.m.

**ADJOURNMENT**

Accompanying his adjournment of the meeting, at 12:47 p.m., Dan announced his resignation from the Board due to following medical advice. He was sorry not to be able to finish out the year.

Respectfully Submitted for the Secretary by  
Leslie Torok – CAM,  
Prokop PA