

# CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

*A Corporation Not-for-Profit*

Tuesday, January 10, 2023, at 5:00pm

Held at: Driveway of 287 Destiny Circle, Cape Coral, FL 33990

### CALL TO ORDER

Larry Ferris, Board President, called the meeting to order at 5:00pm.

### CERTIFYING MEETING QUORUM

A Board quorum was established with Larry Ferris (President), Susan Dyszel (Treasurer), Linda Foreman (Secretary) and Lori Gripentrog (Director) present. Susie Bianchi, CAM (Tropical Isles Management) was also present.

### PROOF OF NOTICE OF MEETING

Notice was emailed to all Homeowners and posted on CelebrationCape.org in accordance with Florida Statutes, Chapter 720 and the Association By-Laws.

### PRIOR MINUTES

- **Motion to approve the minutes from the September 10, 2022, Board of Directors Meeting.** Motion was made by Susan Dyszel, seconded by Lori Gripentrog, with all Board members voting in favor. Motion carried with 4 votes.
- **Motion to approve the minutes from the October 2, 2022, Board of Directors Emergency Meeting.** Motion was made by Lori Gripentrog, seconded by Susan Dyszel, with all Board members voting in favor. Motion carried with 4 votes.
- **Motion to approve the minutes from the November 3, 2022, Board of Directors Budget Meeting.** Motion was made by Susan Dyszel, seconded by Lori Gripentrog, with all Board members voting in favor. Motion carried with 4 votes.

### NEW BUSINESS

#### **COMMUNITY CLEAN-UP AND RESTORATION: POST-HURRICANE IAN**

Expenditures for common area restoration and debris clean-up are around \$23,000 at this point.

#### **RESERVES REPLENISHMENT**

Considerable amounts of the Association's funds have been expended during the past year or so (wall repairs, hurricane clean-up, etc.). These funds need to be replenished. It is anticipated that a Special Assessment will need to be levied. Current estimates look to be in the amount of around \$1,000 per lot owner.

#### **GROUNDS**

**PAVILION:** The Pavilion structure was destroyed and needs to be replaced. Dick Dyszel submitted a report listing a variety of replacement structure options. Early estimates for a new structure are in the

range of \$40-60K. Association might want to consider the possibility of financing the cost of a new structure.

**GAZEBO:** The Gazebo structure has sustained a significant amount of damage over the years. Initial costs to repair or remove are both around \$1500. Another possibility is to spend ~\$800 to perform minor repairs, to shore-up the structure in the short term.

**Motion to approve the expenditure of up to \$800 for materials and other supplies to stabilize the Gazebo structure.** Motion was made by Susan Dyszel, seconded by Linda Foreman, with all Board members voting in favor. Motion carried with 4 votes.

**GATE:** The gate system is 13 years old and needs repair. The Association's gate maintenance company (Diamond Access) is recommending that the swing gate operators be replaced soon. Estimated costs are ~\$8,700. The Board deferred taking action at this point.

**LAMP POSTS:** Homeowners need to repair or replace post lamps that were damaged by the hurricane.

**Motion to send out community notice advising homeowners to have hurricane-related home repairs started by the end of February.** Motion was made by Susan Dyszel, seconded by Lori Gripentrog, with all Board members voting in favor. Motion carried with 4 votes.

#### **IRRIGATION REPAIRS:**

**Motion to have Everyday Maintenance continue the process of repairing or replacing irrigation system components as identified during monthly wet checks, with the Association incurring the costs of these repairs.** Motion was made by Lori Gripentrog, seconded by Susan Dyszel, with all Board members voting in favor. Motion carried with 4 votes.

#### **ARCHITECTURAL REVIEW BOARD**

**MEETING SCHEDULE:** The ARB will continue to meet every Monday until the majority of roof ARMs have been submitted.

**ARM REFERRED TO BOARD OF DIRECTORS:** The Architectural Review Board forwarded an ARM submitted by #191 (Poskon) to the Board of Directors. The ARM submission requested the replacement of existing white gutters with bronze gutters to match the other trim elements of the house.

**Motion to approve the ARM for #191 allowing the installation of bronze gutters on the home.** Motion was made by Lori Gripentrog, seconded by Susan Dyszel, with 3 Board members voting in favor and 1 Board member voting in opposition. Motion carried with 3 votes.

**HOUSE TRIM:** Requests to change house trim colors will be denied until a new set of Architectural Guidelines is approved.

#### **NEXT MEETING**

The Annual Membership meeting is scheduled for Wednesday, March 8, 2023 at 5:00pm. The meeting will be held at the Kiwanis Club of Cape Coral, 360 Santa Barbara Blvd S Cape Coral, Florida. Tropical Isles will send out printed notices to membership.

The Board offered its thanks to Chris Schielzo for putting up the community holiday decorations. Lori Gripentrog was to explore setting up another Food Truck Friday event for the community and Linda Foreman volunteered to poll the community's interest in having a Garage Sale.

## **ADJOURNMENT**

**Motion to adjourn the meeting.** Motion was made by Susan Dyszel, seconded by Lori Gripentrog, with all voting in favor to adjourn the meeting at 5:58pm.

Respectfully submitted,

Linda Foreman  
Secretary, Board of Directors  
Celebration Cape Association

*(The preceding minutes were approved by the Board of Directors on February 26, 2023)*