

# CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

*A Corporation Not-for-Profit*

Sunday, February 26, 2023, at 4:00pm

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

### CALL TO ORDER

Larry Ferris, Board President, called the meeting to order at 4:00pm.

### CERTIFYING MEETING QUORUM

A Board quorum was established with Larry Ferris (President), Jim Arnold (Vice President), Susan Dyszel (Treasurer) and Linda Foreman (Secretary) 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 January 10, 2023, Board of Directors Meeting.** Motion was made by Jim Arnold, seconded by Susan Dyszel, with all Board members voting in favor. Motion carried with 4 votes.

### NEW BUSINESS

#### HURRICANE IAN AND OTHER EXPENSES

As of this date, the Association expects to spend more than \$30,000 in Hurricane Ian related expenses. These costs do not include costs for replacing the pavilion or gazebo structures. Between storm costs, perimeter wall painting, swale repairs, etc., the 2022 Reserves account was depleted by \$87,000.

Susan Dyszel is working with Spires & Assoc to correctly categorize expenses for the year-end financial statements, which should be available soon.

#### PAVILION AREA – REPLACEMENT STRUCTURE

The pavilion structure needs to be replaced, as one of the community's feature amenities and a much-needed place to gather.

An Ad Hoc Committee was created to develop ideas for a replacement structure. This group met several times, research options, obtained quotes, and spent a lot of time and creative energy in coming up with several proposals. A big round of thanks to this group for all their work!

- **Motion to approve the Ad Hoc Committee's recommendation to approve the building of a Tiki Hut structure, the cost of which shall not exceed \$30,000.** Motion was made by Jim Arnold, seconded by Linda Foreman, with all Board members voting in favor. Motion carried with 4 votes.

Susan Dyszel will investigate the property insurance requirements for the new Tik Hut structure.

#### GAZEBO STRUCTURE

It has been determined that the gazebo structure at the front entrance will be demolished. Dick Dyszel is asking for volunteers to assist with that effort and a solution for removal of the debris.

- **Motion to reallocate the \$800 that had been approved to repair the gazebo to be used for debris removal fees and other future expenses at the site.** Motion was made by Jim Arnold, seconded by Susan Dyszel, with all Board members voting in favor. Motion carried with 4 votes.

The gazebo will be demolished and removed by the end of March.

### **GATE**

The entry gate had been opened to accommodate the daily traffic of contractor vehicles entering the community. The Architectural Review Board reported that the number of ARMs submitted for roof and other repairs has slowed down considerably.

- **Motion to close the gate effective March 12, 2023.** Motion was made by Linda Foreman, seconded by Susan Dyszel, with all Board members voting in favor. Motion carried with 4 votes.

### **HOMESITE MAINTENANCE**

The Board reminds homeowners to make every effort to get their hurricane-related repairs (roof, painting, post lamps, pool cages, etc.) completed in a timely manner, with the expectation that the Compliance review process will resume in the near future.

### **SPECIAL ASSESSMENT**

It is important that the community maintains its financial accounts in a responsible manner. The Board anticipates that a special assessment will be levied against the Association Membership to replenish the funds spent from the reserves account. The anticipated amount due per Lot would be \$1,000. The Board will work with Tropical Isles to develop a payment schedule, provide other details to owners, and set a date for a Board Meeting to propose such a special assessment.

### **COMMUNITY SIGNS**

- **Motion to approve up to \$100 for costs related to replacing community signage and posts damaged by the hurricane.** Motion was made by Susan Dyszel, seconded by Linda Foreman, with all Board members voting in favor. Motion carried with 4 votes.

### **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 mailed out printed notices to membership.

### **ADJOURNMENT**

**Motion to adjourn the meeting.** Motion was made by Jim Arnold, seconded by Susan Dyszel, with all voting in favor to adjourn the meeting at 4:58pm.

Respectfully submitted,

Linda Foreman  
Secretary, Board of Directors  
Celebration Cape Association

*(The preceding minutes were approved by the Board of Directors on Wednesday, July 5, 2023)*