

CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.

SPECIAL BOARD OF DIRECTORS MEETING

A Corporation Not-for-Profit

Thursday, March 30, 2023, at 6:00pm

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

CALL TO ORDER

Jim Arnold, Board President, called the meeting to order at 6:00pm.

CERTIFYING MEETING QUORUM

A Board quorum was established with Jim Arnold (President), Larry Ferris (Vice President), Linda Foreman (Secretary), Susan Dyszel (Treasurer) and Lori Gripenrog (Director) present.

PROOF OF NOTICE OF MEETING

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

PRIOR MINUTES

As this was noticed as a Special meeting, no prior minutes were approved. Minutes from previous meetings will be reviewed at the next regular Board meeting.

NEW BUSINESS

ENTRY GATE ACCESS ISSUES: CALLBOX AND CODES

The entry gate was closed 24/7 effective March 12, 2023.

Since that time, several residents have complained that the gate entry system is not working properly. Some are stating that the "entry" code they were using and sharing is not working. Others are stating that pressing "9" on their phones is not activating the gate.

ISSUE: Several of the community's vendors have been issued a special direct entry code for their use only. It was determined that the codes for the newspaper delivery service and the gate maintenance company had been compromised and were being used multiple times a day by residents and others.

SOLUTION: The entry codes for the gate technicians and newspaper delivery were changed.

ISSUE: Visitors would call a resident's phone directly while at the gate. Residents have no way of providing access in this situation.

SOLUTION: Visitors must use the gate directory callbox system.

ISSUE: After receiving a call from the gate, pressing "9" on some phones was not working. This issue seems to be a problem with some cellular phones and has to do with the "tone settings" of each phone.

SOLUTION: Residents are advised to contact their service provider to get their phone settings adjusted if they continue to experience difficulties with activating the gate by pressing "9". Dick Dyszel will try to research general tone settings and send out to community.

ISSUE: The gate arm operators do not function properly in temperatures below 40°F.

SOLUTION: It was suggested that the gates are left open during cold weather conditions.

ISSUE: The biggest problem is the communication between phones and the callbox system. The service is provided by CenturyLink using a copper line. We cannot use cellular or cloud-based options due to the dense foliage coverage lining both sides of the entryway.

SOLUTION: No other options at this point. Xfinity has been approached about running cable onto Celebration Cape property. They state that they currently do not have time or manpower for such a project.

Discussion

What form of gate access / security does the community want?

Options discussed:

- Individual entry codes or universal entry code for entire community.
- Access credentials (fobs / cards / RFID tags, etc.).
- Security cameras.
- Gate open during the day.
- Gate open 24/7.

Some of these security options would involve new equipment and additional costs, while others are not feasible without internet connectivity.

- **Motion to leave entry gate open 8am-5pm, Monday–Friday for a trial period of 30 days while other solutions are explored.** Motion was made by Susan Dyszel, seconded by Linda Foreman, with all Board members voting in favor. Motion carried with 5 votes.

NEXT MEETING

The next Board of Directors meeting has not been scheduled at this time.

ADJOURNMENT

Motion to adjourn the meeting. Motion was made by Larry Ferris, seconded by Susan Dyszel, with all voting in favor to adjourn the meeting at 6:32pm.

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)