

CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.

SPECIAL BOARD OF DIRECTORS MEETING

A Corporation Not-for-Profit

Thursday, April 20, 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 – via phone) and Lori Gripenrog (Director – via email) present. Susie Bianchi, CAM (Tropical Isles Management) was also 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

GATE ENTRY SYSTEM

More than 90% of residents are not experiencing problems with operation of the gate callbox. In addition, the majority of hurricane-related repairs have been completed or are in progress.

MOTION TO CLOSE THE ENTRY GATE ON A 24-HOUR BASIS EFFECTIVE MAY 1, 2023. THE BOARD WILL FOLLOW UP WITH RESIDENTS WHO HAVE PHONE ISSUES TO EXPLORE THE POSSIBILITY OF ADDING A FOUR-DIGIT ENTRY CODE UNIQUE TO THAT HOMEOWNER. Motion was made by Linda Foreman, seconded by Larry Ferris, with all Board members voting in favor. Motion carried with 5 votes.

AMENDMENTS TO ARCHITECTURAL GUIDELINES

At the April 17, 2023 meeting, the Architectural Review Board ("ARB") approved a motion to amend the August 2021 Architectural Guidelines for Home Exterior Maintenance to allow for bronze gutters and downspouts and for roof trim to be painted to match.

MOTION TO RATIFY THE CELEBRATION CAPE HOA ARCHITECTURAL GUIDELINES FOR HOME EXTERIOR MAINTENANCE AS APPROVED BY THE ARB ON APRIL 17, 2023 TO INCLUDE COLORS FOR (A) HOUSE TRIM: WHITE, OFF-WHITE, CREAM AND BEIGE TONES; (B) ROOF AND GUTTER TRIM (DRIP EDGE, FASCIA, AND SOFFIT) WHITE OR COLOR TO MATCH BRONZE GUTTERS; (C) GUTTERS AND DOWNSPOUTS TO BE WHITE OR BRONZE. Motion was made by Larry Ferris, seconded by Linda Foreman, with all Board members voting in favor. Motion carried with 5 votes.

ARCHITECTURAL REVIEW BOARD

The ARB is appointed by the elected Board of Directors and serves at the Board's pleasure. It has become clear to the Board that the current committee is unable to work together.

MOTION TO DISBAND THE CURRENT ARB COMMITTEE, EFFECTIVE IMMEDIATELY. Motion was made by Larry Ferris, seconded by Linda Foreman, with all Board members voting in favor. Motion carried with 5 votes.

Effective April 20, 2023, the Board of Directors will act as the ARB under the CC&Rs Article VIII – ARCHITECTURAL CONTROL, Sections 1 and 2; and Article XI – COVENANTS FOR HOME MAINTENANCE, Section 6. Exterior Painting and Pressure Cleaning, until such time that new or amended Architectural Control Guidelines are adopted.

Larry Ferris and Susan Dyszel (along with Tom Funk and Shannon O'Brien) will review the present and proposed Architectural Guidelines to see if they can come up with policies that are suitable for the whole neighborhood.

NEXT MEETINGS

Architectural Review Board – Monday, May 1 at 6:00pm (driveway of #287).

Board of Directors re: Special Assessment – Monday, May 8 at 6:00pm (driveway of #287).

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 6:35pm.

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)