

CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.

SPECIAL BOARD OF DIRECTORS MEETING

A Corporation Not-for-Profit

Thursday, May 25, 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, Susan Dyszel, Larry Ferris and Linda Foreman present. Susie Bianchi, CAM (Tropical Isles Management) was also present.

PROOF OF NOTICE OF MEETING

Meeting notices were mailed and emailed to all Homeowners and posted at 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.

ANNOUNCEMENT

Jim Arnold requested a moment of silence in honor of our neighbor Dave Hurrelbrink, who passed away on Saturday, May 20, 2023. Dave was a wonderful neighbor and dear friend to many. He was involved with many volunteer projects in the community, and most recently served as a member of the Architectural Review Board. His absence will be felt in the community, and he will be missed by all.

NEW BUSINESS

SPECIAL ASSESSMENT

Pursuant to our CC&Rs, and in accordance with its fiduciary duty to the Association, the Board has determined that it is necessary to levy a Special Assessment against the Membership, the purpose of which is to recoup the funds spent for common area clean-up, repairs, construction and other expenses as a result of Hurricane Ian in September 2022.

As this was a Membership vote, owners indicated their preference (in favor or opposed) on printed forms bearing their signature. Susie Bianchi (CAM) collected and affirmed that 31 valid votes were received. With 27 votes in favor, and 4 votes opposed, the Membership approved the Special Assessment of \$1000 per Lot.

Members were advised that collection of the assessments will begin October 1, 2023. Payments can be made in 1) a lump sum of \$1000, or 2) four quarterly payments of \$250 each. Tropical Isles will send payment details and coupons to each household. In addition, they will prepare a declaration letter that can be submitted to a homeowners' insurance company for reimbursement as a separate loss assessment claim.

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 6:09pm.

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)