

# CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

*A Corporation Not-for-Profit*

Wednesday, July 5, 2023, at 5:00pm

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

### CALL TO ORDER

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

### CERTIFYING MEETING QUORUM

A Board quorum was established with Jim Arnold (via phone), Susan Dyszel, Larry Ferris, Linda Foreman and Lori Gripentrog present.

### PROOF OF NOTICE OF MEETING

Meeting notices were 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

**Motion to approve the minutes from the Board of Directors Meetings dated February 26, 2023, March 30, 2023, April 20, 2023, and May 25, 2023.** Motion was made by Susan Dyszel, seconded by Jim Arnold, with all Board members voting in favor. Motion carried with 5 votes.

### NEW BUSINESS

#### LANDSCAPING QUOTES FROM EVERYDAY MAINTENANCE

*[Grounds Report dated July 5, 2023 attached as Addendum A.]*

**Motion to approve Quote #2725 dated June 8, 2023 for \$1355; and Quote #2774 dated June 21, 2023 for \$250.** Motion made by Linda Foreman, seconded by Susan Dyszel, with all Board members voting in favor. Motion carried with 5 votes.

#### OTHER LANDSCAPING CONCERNS

Hurricane Ian caused a large palm tree located outside the exit gate to lean at an angle. Dick Dyszel responded that the tree is leaning at 14°. Options to remove and/or straighten are quite expensive. As it has not moved from that position since the hurricane and is not in a perilous position to the neighbor's property, it is recommended that the Association continue to monitor.

It was noted that a large oak tree branch is hanging over the wall in the southeast corner of the community, as well as the rear property of a neighboring home outside of community. Dick Dyszel will follow up with Everyday Maintenance about trimming the branch to avoid any potential liability issues.

## LAKE FOUNTAIN

The lake fountain is currently not operating. Solitude Lake Management informed the Association that the pump and motor failed a couple of months after the 2-year warranty expired. We are awaiting a quote on a replacement from Solitude. A representative from Solitude also advised that the fountain is just for decorative purposes and did not provide much aeration.

Dick Dyszel suggested that the Association obtains opinions and/or replacement costs from other lake management companies before making decisions about restoring the fountain.

**Motion to authorize Dick Dyszel to seek opinions, options and costs from other lake management companies.** Motion made by Linda Foreman, seconded by Jim Arnold, with all Board members voting in favor. Motion carried with 5 votes.

## ASSOCIATION CDs

The Association has two Certificates of Deposit that will mature on July 14, 2023.

**Motion to renew one of the \$25,000 CDs for a one-year term beginning 7-14-2023, and to renew the second \$25,000 CD for a six-month period beginning 7-14-2023.** The intent is to have cash on hand to cover the remaining cost of the tiki hut construction.

Motion made by Susan Dyszel, seconded by Linda Foreman, with all Board members voting in favor. Motion carried with 5 votes.

## **OPEN FORUM / OWNER COMMENTS**

Question: When will the documents and coupons for the approved Special Assessment be mailed to owners?

Answer: The Board is working closely with Tropical Isles to finalize and get the assessment declaration letter and coupons delivered to homeowners as soon as possible.

## **ADJOURNMENT**

**Motion to adjourn the meeting.** Motion was made by Linda Foreman, seconded by Susan Dyszel, with all voting in favor to adjourn the meeting at 6:23pm.

Respectfully submitted,

Linda Foreman  
Secretary, Board of Directors  
Celebration Cape Association

*(The preceding minutes were approved by the Board of Directors on August 2, 2023)*

[Addendum A]

**Grounds Report presented on July 5, 2023 to the Celebration Cape Board of Directors  
by Dick Dyszel**

We are entering the final stages of hurricane clean up around our 2-acre pond and common areas. The storm brought down 4 large live oak trees and two smaller ones. One smaller live oak near the pavilion area was seriously damaged, is half dead and is leaning a bit too far toward the water. In the process of filling in some of the large holes left by the removal of the fallen trees, a section of our south wall berm was damaged.

Under previous contract, Everyday came in and built the berm back up and will cover the area with sod when available. Everyday also pruned a large number of damaged limbs on surviving trees and did a general area clean up.

Unfortunately, that cleanup still left us with a number of spots that are not flush with the surrounding turf and are therefore trip hazards exposing Celebration Cape to some liability problems.

During a recent inspection with Jon Easterday of Everyday, we also found a water breach under the east wall and another trip hazard along the western edge of the pond. During this same inspection we found a very significant depression caused by the ground sinking into air pockets left by the removal of the very large oak tree next to the old gazebo. Everyday had dug down several feet looking for such pockets but some very deep ones must have been missed.

We currently have two quotes from Everyday to hopefully remedy all the already mentioned problems including the cost of the dirt needed and the installation of this dirt. In addition, the damaged small oak near the pavilion area will be removed with the trunk ground down and a replacement oak planted in the spot where one of the smaller oaks were taken out by the hurricane. Also, the areas around the pond where these repairs will be made are to be cleaned, raked and all debris removed.

When this is done, we should be back to having safe and good-looking trip hazard-free areas around both the pond and recently removed gazebo.