

# CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

*A Corporation Not-for-Profit*

Wednesday, August 2, 2023, at 6:00pm

Held at: Tiki Building 203 Destiny Circle, Cape Coral, FL 33990

### CALL TO ORDER

Larry Ferris, Board Vice President, called the meeting to order at 6:00pm.

### 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 Tiki Park 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 Meeting dated July 5 2023.** Motion was made by Susan Dyszel, seconded by Lori Gripentrog, with all Board members voting in favor. Motion carried with 5 votes.

### NEW BUSINESS

#### TIKI: UPDATE

The Tiki structure construction is complete. Thanks to everyone who served on the Tiki Group for all their efforts in getting this done for the community. Some finishing projects (electricity, lights, fans, counters, etc.) remain to be completed. It's expected that these projects will be accomplished soon.

The Association will need to budget for the replacement of Tiki roof fronds, approximately every 5-7 years. The Tiki structure and schedule of expenses will be added to the Reserves budget.

#### 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.

## **HOUSE PAINT COLOR PALETTE & REVISED GUIDELINES**

**Motion to approve the recommended Houe Paint Color Palette, Paint Checklist and Revised Guidelines as presented by the Committee.** Motion was made by Susan Dyszel, seconded by Jim Arnold, with all Board members voting in favor. Motion carried with 5 votes.

## **GOVERNING DOCUMENTS**

Celebration Cape's governing documents (CC&Rs and Bylaws) were created in 2010. They need to be updated to conform with current legislative requirements and to reflect the needs of the Association. The process will include community input and voting by Members to approve all amendments.

**Motion to approve the expenditure of \$3000 to engage Association Legal Services to assist the Association with reviewing and amending our governing documents.** Motion was 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: Does the Association have insurance on the Tiki building?

Answer: Not at this time. The Board will follow up with Tropical Isles to obtain quotes on such coverage.

Question: Is there a decorations committee for the Tiki building?

Answer: Not at this time. The focus of the current Tiki Group is to accomplish the tasks needed to make it fully functional. Ideas for décor and landscaping can be brought forward to the Board.

Question: If an Owner/Landlord is not maintaining the property, can it continue to be rented?

Answer: No. The Board will work with the owner to ensure that all maintenance items are addressed before the house can be leased.

## **ADJOURNMENT**

**Motion to adjourn the meeting.** Motion was made by Lori Gripentrog, seconded by Susan Dyszel, with all voting in favor to adjourn the meeting at 6:33pm.

Respectfully submitted,

Linda Foreman  
Secretary, Board of Directors  
Celebration Cape Association

***(The preceding minutes were approved by the Board of Directors on September 27, 2023)***