

CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

A Corporation Not-for-Profit

Wednesday, September 27, 2023, at 6:00pm

Held at: Tiki Park • 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 August 2, 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

IRRIGATION SYSTEM: RESPONSIBILITY

Since April 2022, the Association has assumed the responsibility for all expenses incurred for irrigation system maintenance and repairs, including those on individual homeowner lots. These expenses have been included as part of the Operating Budget.

Motion to incorporate all irrigation-related expenses into the 2024 Budget. Motion was made by Jim Arnold, seconded by Linda Foreman, with all Board members voting in favor. Motion carried with 5 votes.

Proposed language amendments to the CC&Rs will need to be crafted to reflect this operational change.

MAILBOXES: RESPONSIBILITY

It has been observed that several mailboxes in the community are in need of cleaning, painting, or possible replacement.

The Association's CC&Rs (ARTICLE XI, Section 1) direct that "Each Lot Owner shall be responsible for...maintenance, repair and replacement of mailboxes..."

Motion to enforce this provision as a condition of compliance for all homeowners.

Replacement mailboxes need to be the same model and color. Motion was made by Jim Arnold, seconded by Lori Gripentrog, with all Board members voting in favor. Motion carried with 5 votes.

Mailboxes can be purchased from www.mailboxes.com, referencing white Model # 4850.

FORMER GAZEBO SITE

One of top priorities for post-hurricane community restoration was to consider what should be done with the common area property where the gazebo once stood. Member suggestions for replacing the structure with a pergola or small tiki were rejected. It was pointed out that any type of structure will involve permitting and other unknown expenses. The consensus from Members present was to put such considerations on hold for now.

LANDSCAPING: PERFORMANCE ISSUES

The Board acknowledges the myriad complaints from homeowners regarding repeated issues with the landscaping services. In addition to substandard performance, personal property (e.g., concrete curbing, lamp posts) has been damaged by the mowing crews. Furthermore, Everyday Maintenance has not been promptly repairing damaged property or reimbursing homeowners for repair costs they have incurred.

The account manager from Everyday Maintenance will be meeting onsite with representatives from the Board to review each homesite to document the issues, with an expected action plan to immediately improve service.

Homeowners are reminded to send all landscaping and irrigation comments, questions or complaints to GROUNDS@CELEBRATIONCAPE.ORG

TIKI: PROGRESS UPDATE

The concrete piers have been repaired and painted. Work has begun on the construction of the countertops and ledges along the perimeter. The Tiki group is trying to secure an electrician for the lights, fans, etc. at a reasonable cost.

COMMUNITY PRESSURE WASHING

The Board will obtain a couple of quotes for pressure cleaning the sidewalks, gulleys and other hardscape areas of the community. Once a vendor is chosen, the work will be scheduled for a specific date in November. Cleaning of the exterior wall is not necessary at this time.

COMPLIANCE COMMITTEE

The Compliance Committee will reconvene and begin their inspection process in late October or early November. Homeowners are advised that this group has the authority to walk around all areas of homesites.

GOVERNING DOCUMENTS: REVIEW

In preparation for amending and restating the Association's CC&Rs, Linda Foreman and Susan Dyszel have completed a thorough review of this document. A compilation of notes, questions and owner input is underway, and will be presented to our attorney at American Legal Services for their review and advice on next steps in the process.

OPEN FORUM / OWNER COMMENTS

ASSOCIATION MINUTES ON WEBSITE

A question was raised about whether our Board meeting minutes and/or ARB meeting minutes should be available on the website, since the account is accessible to the general public. The concern is that these minutes contain financial and other information that discusses the business of our Association.

Jim Arnold directed that we seek the advice of legal counsel as to any ramifications or requirements for website access to these documents.

SOCIAL COMMITTEE

Cece Simon (#167) has volunteered to head up the Social Committee. She is asking neighbors to offer ideas for parties or other get-togethers and to volunteer as part of the social event group.

BOARD MEMBER ANNOUNCEMENT

Susan Dyszel announced that her current term as Board Treasurer will end in March 2024, and that she will not be running for another term.

She has been on the Board of Directors since 2015 and has done an outstanding job in serving the community as Board Treasurer for her entire tenure.

Susan is asking anyone interested in being elected to the Board and serving as Treasurer to contact her, so she can start training them in the specifics of the role.

OTHER COMMENTS

Jim Arnold took a moment to thank the other Board members who have been handling the business of the Association while he has been away from the community for personal reasons. He reminded everyone that the Association is incorporated as an LLC, and that each Board member has a fiduciary responsibility to make decisions and take actions that best serve the business of the Association.

Jo-Ann Posnick noted that it's been "one hell of a year" since our neighborhood was impacted by Hurricane Ian. She reminded us that even though we all had a lot of work to do to restore our property, we came together to help each other, and that we should be grateful that we survived and are here. She encouraged everyone to embrace the spirit of community moving forward.

ADJOURNMENT

Motion to adjourn the meeting. Motion was made by Lori Gripentrog, seconded by Jim Arnold, with all voting in favor to adjourn the meeting at 7:13pm.

Respectfully submitted,

Linda Foreman
Secretary, Board of Directors
Celebration Cape Association

(The preceding minutes were approved by the Board of Directors on October 7, 2023)