

CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

A Corporation Not-for-Profit

Monday, October 16, 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 on CelebrationCape.org and 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 Architectural Review Board Meeting dated October 2, 2023.

Motion was made by Susan Dyszel, seconded by Lori Gripentrog, with all voting in favor. Motion carried 5-0.

Motion to approve the minutes from the Board of Directors Budget Workshop Meeting dated October 7, 2023. Motion was made by Susan Dyszel, seconded by Lori Gripentrog, with all voting in favor. Motion carried 5-0.

NEW BUSINESS

TIKI: CONTRACT FOR ELECTRICIAN

The Board received an estimate from Tropical Maintenance for electrical work needed at the Tiki structure. The scope of work entails using the existing electrical power supply to run conduit over the ceiling beams to feed and install 2 fans w/lights, multiple plug outlets and control switches for fans/lights.

Motion to approve estimate EST0013 dated 10/5/2023 from Tropical Maintenance for \$4,000. Motion was made by Linda Foreman, seconded by Jim Arnold, with all voting in favor. Motion carried 5-0.

KEY FOB GATE CLICKERS

Key fob style gate clickers are available for \$35 each. Tropical Isles will distribute and collect payments for the gate fobs. An announcement will be made to the community once all the details are finalized.

COMMUNITY PRESSURE WASHING

The Board received an estimate from R&S Cleaning Services for pressure washing of community hardscape surfaces. The scope of work will include sidewalks, gulleys and concrete slab under the Tiki.

Motion to approve quote #1701 dated Sep 28, 2023 from R&S Cleaning Services for \$2,556. Motion was made by Susan Dyszel, seconded by Lori Gripentrog, with all voting in favor. Motion carried 5-0.

Owners can contact R&S directly for cleaning of pool deck surfaces or driveways (2-car: \$100, 3 car: \$125). An announcement will be made to the community once the exact date(s) in November are scheduled.

HOMESITE MAINTENANCE COMPLIANCE

The Compliance Committee will begin the process of inspecting all homesites in the community within the next week. Their findings will be submitted to Tropical Isles, who will send letters to homeowners.

TIKI: USAGE RULES AND SCHEDULING

- No smoking or open flames in or near the Tiki.
- Do not place hot containers or serve ware items directly on the Trex countertops. Excessive heat will damage those surfaces.
- The grill is available for use. Remember to turn off the gas, clean the grates and other surfaces and put the cover back on once cooled off.
- Do not feed the ducks or other wildlife near the Tiki. We do not want to attract them to the area.
- Please clean the tables, countertops and remove trash items. Be courteous and leave it in good condition for the next use.
- All activities at Tiki Park need to end by 10:00pm. This is to respect the peace and privacy of nearby neighbors.
- Tiki Park is available for all residents to enjoy. If you want to schedule a special gathering, please contact Lori Gripenrog. Owners will be notified of such scheduled events.

2024 BUDGET

Finalize proposed budget. Direct Tropical Isles to mail to owners by Friday, October 20, 2023 in accordance with statutory regulations for such notification.

OPEN FORUM / OWNER COMMENTS

LAKE FOUNTAIN

At this point, three options exist: repair, replace or remove. Further investigation and cost estimates are needed.

GRILL PAVILION

The suggestion for purchasing a grill protection pavilion was proposed. The need for and pursuit of such amenity may be discussed at a future meeting.

ADJOURNMENT

Motion to adjourn the meeting. Motion was made by Lori Gripenrog, seconded by Susan Dyszel, with all voting in favor to adjourn the meeting at 6:32pm. Motion carried 5-0.

Respectfully submitted,

Linda Foreman, Secretary
Celebration Cape Board of Directors

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