

CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.

SPECIAL BOARD OF DIRECTORS MEETING

A Corporation Not-for-Profit

Saturday, December 2, 2023, at 10:00am

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

CALL TO ORDER

Jim Arnold, Board President, called the meeting to order at 10:00am.

CERTIFYING MEETING QUORUM

A Board quorum was established with Jim Arnold, 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 Board of Directors Meeting dated October 16, 2023 and the minutes from the Board of Directors Budget Approval Meeting dated November 4, 2023. Motion was made by Susan Dyszel, seconded by Larry Ferris, with all voting in favor. Motion carried 5-0.

NEW BUSINESS

It was reported that the lock was intentionally removed, and the rear gate left open. **Motion to approve the expenditure of up to \$50 for the purchase of a new lock for the back gate.** Motion was made by Larry Ferris, seconded by Susan Dyszel, with all voting in favor. Motion carried 5-0.

BOARD WORKSHOP TO REVIEW 1ST DRAFT OF AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs)

Board members began the process of reviewing all provisions of the first draft of the Association's CC&Rs. This process involved approving proposed language as drafted, proposing additions and deletions, and posing questions for attorney review.

OPEN FORUM / OWNER COMMENTS

n/a

ADJOURNMENT

Motion to adjourn the meeting. Motion was made by Susan Dyszel, seconded by Larry Ferris, with all voting in favor to adjourn the meeting at 11:43am, and reconvene on Monday, December 4, 2023. 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 4, 2023)