

# CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

*A Corporation Not-for-Profit*

Thursday, February 8, 2024, at 6:00pm

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

### CALL TO ORDER

Jim Arnold, Board President, called the meeting to order at 6:00pm.

### 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 MEETING

For the record, the Board of Directors convened a Special Workshop Meeting on Saturday, December 2, 2023 at 10:00am. The purpose of the meeting was the continued review of the 1<sup>st</sup> Draft of Amended and Restated Declaration of Covenants, Conditions and Restrictions. The meeting was adjourned at 10:48am.

### NEW BUSINESS

#### GATE MOTOR REPLACEMENT

**Motion to approve Invoice #4872 from Diamond Access in the amount of \$878.50 for replacement of the motor, gearbox, pulley, belt on the east exit gate.** Motion was made by Larry Ferris, seconded by Lori Gripentrog, with all voting in favor. Motion carried 5-0.

#### FOUNTAIN RESTORATION - PROPOSALS

**Motion to approve Proposal #2024-29 from Florida Fountains & Equipment LLC in the amount of \$2457.44 to repair the lake fountain and restore the lights.** Motion was made by Larry Ferris, seconded by Lori Gripentrog, with all voting in favor. Motion carried 5-0.

#### TREES ON PROPERTY LINE OUTSIDE OF COMMUNITY

Homeowners at 902 1<sup>st</sup> Place SE have planted trees along the property line abutting the community's south wall swale. One tree in particular is growing quickly, is planted right at the property line, with branches over our property, and roots that can potentially obstruct our swale.

**Motion to direct Tropical Isles to send a letter to the homeowners advising them of the situation and that our Association has the right to trim branches and roots on our side of the property line.** Motion was made by Linda Foreman, seconded by Larry Ferris, with all voting in favor. Motion carried 5-0.

#### RESERVE ACCOUNT – LIST OF ASSETS

Susan Dyszel presented the Board with a revised Reserve Plan Asset List, to include the new Tiki structure and update other categories and costs. The Board accepted the revised list, which will be sent to Tropical Isles and Spires & Associates.

## CD INVESTMENTS

One of the Association's CDs matured on February 1, 2024. The Board directed Spires & Associates to open a new 9-month CD at a rate of 5.00%.

## ARCHITECTURAL GUIDELINES FOR DRIVEWAYS

The Architectural Review Board recently received a request from an owner to replace their driveway. The request could not be approved since there are currently no Architectural Guidelines in place for driveway standards. The ARB has undertaken the task of creating a such set of guidelines. A draft version was discussed and revised, with a copy to be sent to Members asking for their input. To keep this process moving quickly, a revised version will be reviewed at the next ARB meeting.

## COMPLIANCE COMMITTEE – REPORT REVIEW

Each homesite has been evaluated across several categories of community standards. A total of 52 First Notice letters of non-compliance were sent out in early December. We thank the many homeowners who quickly complied and corrected the issues on their individual property. Those efforts go a long way in maintaining our community aesthetics and property values.

On behalf of the Board, Larry Ferris thanked the Committee members (Michele Hurrelbrink, Ann Paris, Mary Ellen Duane and Joey Ferris) and recognized the extensive, time-consuming efforts they put into this project. It was certainly a difficult task, one that spanned multiple days of visual inspection, and involved a great deal of notetaking and teamwork.

The Compliance Committee has presented the Board with a comprehensive report that documents the initial non-compliance issues, the issues that have been resolved, and highlights those that still need attention. Only 17 homesites have pending or incomplete items to address.

**Motion to direct Tropical Isles to send out Second Notices to Lot Owners with pending and/or incomplete items.** Motion was made by Linda Foreman, seconded by Lori Gripenrog, with all voting in favor. Motion carried 5-0.

Some homesites were cited for not having mulch in planting beds. However, it became apparent during recent rainstorms that the organic mulch installed at some of these Lots repeatedly washed out into the alleyway and towards the catch basins. The accumulation of large amounts of mulch or other such debris can cause the drainage system to back up and restrict the proper flow of water through the community. Several attempts to sweep back the mulch to prevent further run-off were ineffective.

**Motion to exempt certain properties with planting beds adjacent to the roadway from having to install organic mulch and giving those homesites the option to install landscape stones in the affected areas.** Motion was made by Larry Ferris, seconded by Lori Gripenrog, with all voting in favor. Motion carried 5-0.

## IRRIGATION ISSUES

The irrigation system is not working properly. Many homesites are not being watered, while others are activating at times that are different from the established schedule. The recent wet-check identified a larger-than-normal number of issues with irrigation heads and sprinklers. We have requested an estimate of the repair costs, which will exceed the pre-approved amount of \$300 to resolve. The Board authorized that the repairs be made as soon as possible, as long as those costs do not exceed \$1000. Dick Dyszel will follow up with Everyday.

## **OPEN FORUM**

Reminder that the **Annual Membership Meeting is scheduled for Wednesday, March 6, 2024, 6:00pm** at the Tiki. Several important business matters will be addressed at this meeting. Tropical Isles will send an informational packet to all Owners. Part of this packet will include a copy of the final draft of the proposed

changes to our primary governing document, the CC&Rs. This document must be approved by 2/3 of the Membership. It is very important that each household submits their vote (by mail or at the meeting).

## **ADJOURNMENT**

**Motion to adjourn the meeting.** Motion was made by Lori Gripentrog, seconded by Larry Ferris, with all voting in favor to adjourn the meeting at 7:21pm. 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 February 19, 2024)*