

CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

A Corporation Not-for-Profit

Monday, February 19, 2024, at 6:17pm

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

CALL TO ORDER

Jim Arnold, Board President, called the meeting to order at 6:17pm.

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.

OLD BUSINESS

Motion to approve the minutes from the Board of Directors Meeting dated February 8, 2024. Motion was made by Susan Dyszel, seconded by Lori Gripentrog, with all Board members voting in favor. Motion carried 5-0.

NEW BUSINESS

GATE TRANSPONDERS

The Board clarified the policy for gate transponders. There is no restriction on the number of transponders per household. Tropical Isles will be the repository for the transponders and will handle the logistics for residents. Details will be communicated to residents.

WALL BREACH

The very large hole/breach under the community wall at the Southwest corner is a result of erosion and animal digging. Filling a hole of this size is well beyond volunteer capabilities. Everyday Maintenance has been contacted to quote on filling the hole, installing sod and restoring the proper swale to the area.

NEW LIGHT FOR TIKI

Proposal to install a new permanent light fixture in the Tiki next to the current "night light." The new fixture would hold the bright LED bulb that is needed to illuminate the Tiki for gatherings after sundown.

Motion to approve up to \$100 for supplies needed to install the outlet and bulb holder kit in Tiki. Motion was made by Larry Ferris, seconded by Lori Gripentrog, with all voting in favor. Motion carried 5-0.

NEW ARB FORMS AND GUIDELINES

On 2/19/24, the Architectural Review Board reviewed and recommended for Board approval the following ARB-related documents: 1) Revised and updated ARM Form, 2) New Architectural Guidelines for Installation of New Driveways and Entryways, 3) Affidavit/Waiver for Driveway Installations.

Motion to approve the new and revised architectural guidelines and forms. Motion was made by Lori Gripentrog, seconded by Susan Dyszel, with all voting in favor. Motion carried 5-0.

OPEN FORUM

Reminder that the **Annual Membership Meeting is scheduled for Wednesday, March 6, 2024**, 6:00pm at the Tiki. Informational packet with agenda, proxies, and instructions will be mailed to all Owners.

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. Motion carried 5-0 and the meeting was adjourned at 6:36pm.

Respectfully submitted,

Linda Foreman, Secretary
Celebration Cape Board of Directors

(The preceding minutes were approved by the Board of Directors on March 19, 2024)