

CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

A Corporation Not-for-Profit

Tuesday, March 19, 2024, at 6:00pm

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

CALL TO ORDER

Brian Meek, Board President, called the meeting to order at 6:00pm.

CERTIFYING MEETING QUORUM

A Board quorum was established with Linda Foreman, Lori Gripentrog, Brian Meek, Shannan O'Brien and Christine Schielzo 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 19, 2024. Motion was made by Christine Schielzo, seconded by Shannan O'Brien, with all Board members voting in favor. Motion carried 5-0.

NEW BUSINESS

ARM FOR #252 – WORK PERFORMED BEFORE ARB APPROVAL

An ARM to remove a dead tree was submitted to the ARB. However, the owners proceeded to remove the tree prior to the request being reviewed and approved. This is the second time that the owners have undertaken Architectural changes on their property without prior approval. The Board will direct the management company to send a letter to the owners, with a warning that if any future Architectural changes are made without ARB approval, an automatic fine will be levied.

COMPLIANCE COMMITTEE – REPORT REVIEW AND DISCUSSION

The Compliance Committee presented their findings to the Board. It's important to note that many homeowners quickly took care of the maintenance issues on their property after receiving the 1st Notice of Non-Compliance that was sent out in early December 2023.

Some owners asked for additional time to comply. Noting that three months have passed since the 1st Notices were issued, the Board reviewed each "pending" case, and decided to send 2nd Notices to those households as a reminder that they are still not in compliance.

A small group of households have already received 2nd Notices of non-compliance. After the 30-day deadline to correct the non-compliant issue has passed and the violation has not been corrected, it will be up to the Board to review each case and determine if a fine will be assessed to such homeowners.

PROPOSED DECLARATION/CC&Rs – DISCUSS CHANGES AND TOWN HALL MEETING

The proposed Amended and Restated Declarations, Covenants, Conditions & Restrictions failed to pass at the March 6, 2024 Annual Membership Meeting. The final tally:

Of **57** eligible Member Units, **23** did **NOT** vote.

(Note: for this type of voting, any Member Unit NOT voting is recorded as a NO vote.)

Of the **34** valid votes collected, **21** voted YES, with **13** voting NO.

With only 34 votes recorded, the **quorum to conduct business was not met**. To meet quorum requirements to approve the proposed revised Declarations, **38** Members would have needed to vote in favor.

The Board is making it a priority to work with the Membership to help them understand the importance of having an updated set of governing documents in place for the community. The Board is aware that some Members may not have voted or voted in opposition to the proposed new Declarations simply because they did not understand the contents of the new document or didn't agree with some of the provisions.

To address the disconnect, the Board is going to convene a Town Hall meeting. All Members are strongly encouraged to attend this meeting to discuss their concerns and get clarification on the proposed changes. The Board will ask our CAM, Susie Bianchi to attend this meeting, so she can answer questions from a management and regulatory perspective.

Prior to that meeting, the Board will compile a document that highlights many of the significant changes between the existing Declarations and the proposed revision. This document will be distributed to the community prior to the Town Hall meeting.

OPEN FORUM / OWNER COMMENTS

ARB Concerns

Where does it state in guidelines that lamp posts have to be black? If not, it might make sense to add such language so that the community aesthetics and conformity are maintained.

Add language to ARB Guidelines about maintaining pool cages in clean condition (avoid mold and mildew build-up).

Storage placement of garbage cans. Issue to be addressed at Town Hall meeting.

NEXT MEETING

Community Town Hall tentatively scheduled for Monday, April 15, 2024, immediately following the 6:00pm ARB meeting.

ADJOURNMENT

Motion to adjourn the meeting. Motion was made by Christine Schielzo, seconded by Shannan O'Brien, with all voting in favor to adjourn the meeting. Motion carried 5-0 and the meeting was adjourned at 6:49pm.

Respectfully submitted,

Linda Foreman, Secretary
Celebration Cape Board of Directors

(The preceding minutes were approved by the Board of Directors on July 22, 2024)