

**CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES**

A Corporation Not-for-Profit

Monday, November 18, 2024, at 5:30pm

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

CALL TO ORDER

Brian Meek, Board President, called the meeting to order at 5:31pm.

CERTIFYING MEETING QUORUM

A Board quorum was established with Linda Foreman, Brian Meek, Shannan O'Brien and Christine Schielzo present. Susie Bianchi, CAM, was present for Tropical Isles Management.

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.

APPROVAL OF PRIOR MINUTES

MOTION TO APPROVE THE BOARD OF DIRECTORS MEETING MINUTES DATED OCTOBER 28, 2024.

Motion was made by Christine Schielzo, seconded by Shannon O'Brien, with all Board members voting in favor.
Motion carried 4-0.

OLD BUSINESS

TIKI STRUCTURE REPAIR

**MOTION TO APPROVE THE OCTOBER 30, 2024 PROPOSAL, IN THE AMOUNT OF \$4,500 FROM
SOUTHERN CROSS TIKI TO MAKE REPAIRS ON THE TIKI STRUCTURE.**

Motion was made by Christine Schielzo, seconded by Shannon O'Brien, with all Board members voting in favor.
Motion carried 4-0. *(copy of approved proposal attached to these minutes)*

MANGO TREE IN SWALE AT 902 1ST PLACE

The Board asked Tropical Isles to contact the Association's attorney for advice on the next steps re: this issue.

REMOVAL OF LEANING PALM TREE AT NE AREA OF GATE ENTRY

Brian contacted Everyday Maintenance requesting a quote for this project. At this time, no response has been received. Christine will reach out to Maynor Andres for an estimate to remove and stump grind the tree roots.

MAHOE TREE IN TIKI PARK

The Mahoe tree at Tiki Park is leaning and uprooted from the recent storms. Tree branches are overhanging inside the wall. Exterior trimming needs to be performed along the outside easement (Bamboo plants, swale, etc.). Mulch needs to be applied to the front entry area. Dick Dyszel and Brian will reach out to Everyday Maintenance to determine when they will take care of these regular maintenance projects.

NEW BUSINESS

GATE REPAIR

Mark Larson from Skyway Fencing presented his proposal to the Board to make repairs and repaint the physical gate structure. Specifics of the repair included adding center brackets to gate panels; straighten bent spindles; relevel posts; replace bent posts; sand, prime and repaint all gate leaf and panel surfaces with 2 coats of paint. Service to include 3-year warranty.

MOTION TO APPROVE THE PROPOSAL DATED JULY 10, 2024, IN THE AMOUNT OF \$9,000 FROM SKYWAY FENCING TO MAKE REPAIRS AND REPAINT THE GATE STRUCTURE.

Motion was made by Christine Schielzo, seconded by Brian Meek, with all Board members voting in favor.
Motion carried 4-0. *(copy of approved proposal attached to these minutes)*

ARCHITECTURAL GUIDELINES: LAMPPOST MAINTENANCE AND COLOR

All lampposts in the community must be black in color for a uniform look and maintained in good condition. This provision will be added to the Architectural Guidelines when they are edited. An Ad Hoc Committee will be appointed to review the current guidelines and add or edit sections as determined by the Board of Directors and as needed to conform to current Florida laws.

OPENING THE GATE FOR HALLOWEEN IN 2025

Susie Bianchi suggested polling the Membership on this issue by adding a proxy vote to the 2nd Notice for the 2025 Annual Membership Meeting.

WALL CLEANING, REPAIR, PAINTING

The Board has received estimates from 1) Cook Homes and 2) Palm Painting. The Board wanted to have three quotes to review. Susie Bianchi received a verbal cost estimate from Messery Painting in the amount of \$28,000 to "clean and paint." The Board has not received any written proposal from this vendor and is not sure if the quote covers the entire scope of work required. Susie to follow up for additional information.

NEXT MEETING

The next meeting will be scheduled in early 2025.

ADJOURNMENT

MOTION TO ADJOURN THE MEETING.

Motion was made by Brian Meek, seconded by Shannon O'Brien, with all Board members voting in favor to adjourn the meeting at 6:13pm. Motion carried 4-0.

Respectfully submitted,

Linda Foreman, Secretary
Celebration Cape Board of Directors

(The preceding minutes were approved by the Board of Directors on January 27, 2025)



License # CGC1535800

5783 Bayshore Rd, Suite 116, N Ft Myers, Florida, 33917, Ph (239) 997-0103

Customer Contact	Job Site Address
Celebration Cape Home Owners Association	203 Destiny Circle
bmeek424@comcast.net	Cape Coral Florida 33990
(239) 822-6857	Payment Structure
Billing Address	Add Some Text
203 Destiny Circle	Permit Instructions
Cape Coral Florida 33990	Add Some Text
Sales Rep Paul Gentry	

Work to be Performed	Qty	Unit Price	Total
Repair existing Tiki Hut. Remove damaged palm thatch on side that is facing the road. Repair damaged area with new palm thatch. Replace small entryway with new palm thatching. Haul away debris. Replace paper and weights on tiki and entryway	1	\$4,500	\$4,500.00
Current backlog is 60 days. For new builds with permits, schedule will be 30 days after permit is issued.		Job Total	\$4,500.00
NOTE: If job involves removing pavers to install poles, Southern Cross is not responsible for replacing pavers unless specified in contract.		Deposit Required	\$500
there is no warranty on the repair because of the amount of damage that has been done to the tiki		Final Payment	\$4,000.00

PAYMENT TERMS: 50% non-refundable deposit required prior to scheduling work. Balance due in full upon completion of work.

Where applicable, permits will not be closed until invoice is paid in full. All Credit card payments will be assessed a 4% processing charge . If you require to be added as additionally insured, an additional fee will apply.

WARRANTY : Five (5) Year Warranty on framing, One (1) year warranty on *Thatching. *Thatching is limited to craftsmanship. We are not responsible for damages due to acts of nature including insects, birds, animals, thunderstorms and / or hurricanes. Pest control spraying (if purchased) is preventative but not a guarantee against pests. Southern Cross is not liable for rethatching or any added work to hut due to bugs.

MATERIALS : All framing to be hand shaved cypress. All thatching to be hand cut cabbage palm fronds. All posts to be hand shaved and pressure treated . Our structures are sized by the overhang of the framing, example a 10x10 tiki will have a 8x8 pole set

TIMEFRAME: This Proposal good for 20 days. please call to verify pricing if wishing to accept and proceed after 20 days.

10/30/2024

Sales Representative

12/2/2024

Customer

SKYWAY FENCING SERVICE AGREEMENT
PROPOSAL FOR FENCE INSTALLATION

727-515-6534

NAME: Dick Dyszel
ADDRESS: 300 Destiny Circle Cape Coral FL 33990
PHONE: 239 705 2835 EMAIL: Dick@DickDyszeh.com

THE QUOTE INCLUDES MATERIAL AND INSTALLATION COSTS
FOR THE LOCATION REFERENCED ABOVE.

PROJECT MATERIALS

PROPOSED LAYOUT

TYPE OF FENCE: Alum Gate
FENCE STYLE: Repairs:
COLOR: black
HEIGHT: 6 foot
CAP STYLE: reg
PROJECT SIZE
LINEAR FEET: 40'
SINGLE GATES: 0
DOUBLE GATES: 2-dbls
REMOVAL (IF APPLICABLE)
TEAR DOWN FOOTAGE: 0
HAUL AWAY FOOTAGE: 0

Repair:
fix two double drive gates: several bent spindles. Posts need relevelled. Bented Posts need replaced. Need Sanded and re-painted. Center Brackets need added to all Gates. One gate needs straighten on a jig.

ADDITIONAL COMMENTS: Everything will be repaired professionally!

QUOTE FOR TOTAL PROJECT: 9000.00

REFUNDS: ABSOLUTLEY NO REFUNDS ON SPECIAL ORDERS. FOR ALL OTHER REFUNDS, THERE WILL BE A 30% RESTOCKING FEE.
WARRANTY: LABOR OF PROJECT IS GUARANTEED FOR 36 MONTHS AFTER INSTALLATION IS COMPLETED. MATERIALS CARRY ANY AND ALL MANUFACTURER'S WARRANTIES.
TERMS OF PAYMENT: 50% MATERIALS DEPOSIT DOWN WITH BALANCE DUE UPON COMPLETION.
SCHEDULING: WORK CAN BEGIN IN APPROXIMATELY 0 TO 1 WEEKS AFTER CONTRACT THE AGREEMENT IS SIGNED.
PERMISSIONS: ALL NECESSARY SURVEYS AND PERMITS ARE TO BE OBTAINED BY THE CUSTOMER.
MATERIALS PRICE INCREASE: SKYWAY FENCING SHALL BE ENTITLED TO ADDITIONAL COMPENSATION FROM THE CUSTOMER WHEN THE PRICE FOR ANY MATERIALS INCREASES BETWEEN THE TIME THE CONTRACT IS SIGNED AND MATERIALS FOR THE PROJECT ARE PURCHASED.

CONTRACTORS SIGNATURE: Mark Lee DATE: July 10th 2024

CUSTOMERS SIGNATURE: _____ DATE: _____