

CELEBRATION CAPE COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

A Corporation Not-for-Profit

Tuesday, July 29, 2025, at 5:30 pm

Held at: Compass Rose Management, 1010 NE 9th St., Cape Coral, FL 33909 and by GoTo

1. CALL TO ORDER

Brian Meek, Board President, called the meeting to order at 5:30 pm.

2. CERTIFYING MEETING QUORUM

A Board quorum was established with Susan Dyszel, Linda Foreman, Brian Meek, Shannan O'Brien and Christine Schielzo present.

3. PROOF OF NOTICE OF MEETING

Meeting notices were emailed to all Homeowners, posted on the CRM portal, and posted at the Tiki Park signboard in accordance with Florida Statutes, Chapter 720 and the Association By-Laws.

4. REVIEW AND APPROVAL OF PRIOR MINUTES – 4.23.25

Christine Schielzo motioned to accept the minutes from 4.23.25, with Brian Meek seconding; motion passed.

5. MANAGER'S REPORT

- a) Management Update – the next compliance walk through will be Tuesday, September 9th
- b) Storm Prep – a community action plan was sent to the board to modify for Celebration Cape
- c) Legislative updates – no changes to FL Statute 720

6. OFFICER REPORTS

- a) President – Brian Meek reported that the sprinklers were fixed from the lightning strike, but there were some minor issues still being attended to. The sidewalk replacement was completed, and a walkway was added to the pedestrian gate. There is a small sinkhole between units 295-299. The City might take over maintenance of the swale. Brian Meek will follow up.
- b) Vice President/ ARB – Christine Schielzo reminded owners that the ARB board has 45 days to approve ARB requests.
- c) Treasurer – Susan Dyszel gave the Treasurer's report which is attached to the minutes.
- d) Secretary – Linda Foreman stated that the swale may need to be mowed more often. Linda will send a draft of ARB guidelines to the board.

7. OLD BUSINESS

None at this time.

8. NEW BUSINESS

- a) **Wall Cleaning, Repair, Painting** – Christine Schielzo motioned to approve Northern Contracting for \$40,305 with Linda Foreman seconding; motion passed.
- b) **Landscape Trimming/ Removal along inside South Wall** – Christine Schielzo motioned to approve the contract from Elite Tree Service for \$1,595, with Shannan O'Brien seconding; motion passed.
- c) **Sod Replacement** – Dick Dyszel will research, and volunteers will replace the sod.
- d) **Gate Maintenance** – The board declined Diamond Access proposal #7181.
- e) **Gate Transponders** – The fee for transponders/clickers/fobs will be \$40 to cover the Association costs.
- f) **Irrigation Repair** – Christine Schielzo motioned to approve the Everyday Maintenance quote for \$3,232.84.
- g) **Irrigation System Repairs** – Christine Schielzo motioned to approve the Everyday Maintenance quote for \$5,078.82, with Susan Dyszel seconding; motion passed.

9. **OWNER COMMENTS** – all questions were asked and answered appropriately by the board.

10. **ADJOURNMENT** – with no further business to come before the board, the meeting was adjourned at 7:00 pm.

Respectfully submitted,
Nyree Ryan, CAM, CMCA, AMS
Celebration Cape HOA