

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

A Corporation Not-for-Profit

Wednesday, April 23, 2025, at 5:30 pm

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

1. CALL TO ORDER

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

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 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 – 1/27/25, 3/6/25, Organizational 3/5/25

Shannan O'Brien motioned to accept the minutes from 1.27.25, 3.6.25 and the 2025 Organizational Minutes, with Susan Dyszel seconding; motion passed.

5. OPEN FORUM

Owners were provided with an opportunity to ask questions of the Board.

6. FINANCIAL REPORT

Susan Dyszel reported that the CD at Bank OZK needs to transfer and have another signatory.

7. ARCHITECTURAL REVIEW BOARD

219 & 155 were approved and completed. ARM for 176 (Meek) for solar panels, was rescinded by owner. Compass Rose will put the fillable ARB form on the portal. The board is updating the ARB guidelines and will be looking for volunteers for the ARB Board shortly.

8. NEW BUSINESS

a) RATIFY APPROVAL OF INVOICES & QUOTES

Linda Foreman motioned to approve the following contracts, with Shannan O'Brien seconding; motion passed.

1. **Tiki Structure Repair** – Invoice from Southern Cross Tiki dated March 10, 2025 for \$4,000.
2. **Landscape Maintenance** – Quote #5049 from Everyday Landscape Maintenance dated March 3, 2025 for \$2125. (Trim back invasive vegetation outside of wall: bamboo north side, Brazilian Pepper north wall, Brazilian peppers and other plants south wall).
3. **Landscape Project at Tiki Park** – Quote #5050 from Everyday Landscape Maintenance dated March 3, 2025 for \$2,360.25. (Removal of Ixora and hibiscus plants and rocks along sidewalk. Clean rocks and reinstall around tiki structure. Install sod along sidewalk. Apply mulch in all common areas at entryway. Behind #267: Install rock cover, cement and fill dirt to animal hole under wall.)

b) GROUNDS

1. **Mango Tree at 902 1st Place and in Association swale**

The owner agreed to remove the tree after it has fruited this season. The Board approved the owner's

proposal, and will send notice of approval to Association's attorney.

2. Wall Cleaning, Repair, Painting – proposal reviews - tabled

3. Sidewalk Repair at #179-#183 and other locations in Community

Christine Schielzo made a motion to accept the Gator Construction proposal with Brian Meek seconding; motion passed.

4. Hibiscus Tree at Entryway -the board will remove the tree.

5. Swale Drainage – Complaint to City of Cape Coral

Discussed status and recap^{ped} April 23, 2025 meeting with City of Cape Coral and SFWMD representatives. The issue has been resolved. Brian Meek requested that the Association obtain a letter of compliance from the City.

6. Grounds Committee – Volunteers - Dick Dyszel will put the volunteer guidelines together. The guidelines will be sent to owners asking for volunteers for the Committee.

c) HURRICANE PROTECTION GUIDELINES

- Reviewed draft provided by CRM and made some updates. Approved version will be distributed to all owners.

d) HOMESITE COMPLIANCE

- Recapped Thursday, April 17, 2025 visual inspection of community

e) MANAGEMENT TRANSITION – STATUS

- Turnover of Records, Invoice Payments has not happened yet. The board will follow up with Rob Cooper.

9) Adjournment – with no further business to come before the board, the meeting was adjourned at 7:05pm.

Respectfully submitted,
Nyree Ryan, CAM, CMCA, AMS

(The preceding minutes were approved by the Board of Directors on 7.29.25)