

CELEBRATION CAPE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

A Corporation Not-for-Profit

Sunday, December 11, 2016 at 4:00 pm

Held at: Celebration Cape Pavilion (203 Destiny Circle, Cape Coral, FL 33990)

1. CERTIFY A QUORUM AND CALL TO ORDER:

Jim Arnold, Board President, called the meeting to order at 4:00 pm.

2. CERTIFYING OF BOARD QUORUM:

A Board quorum was established with Jim Arnold, Susan Dyszel and Linda Foreman present. (Tropical Isles Management did not have a representative present at this meeting.)

3. PROOF OF NOTICE OF MEETING:

Notice was posted at the Pavilion signboard and emailed to all Homeowners in accordance with Florida Statutes, Chapter 720 and the Association By-Laws.

4. PRIOR MINUTES:

All Board members had an opportunity to review and voted in favor of approving the minutes from the Board of Directors Meeting dated September 26, 2016 and the Special Members' Meeting and Board of Directors Meeting dated November 3, 2016.

5. NEW BUSINESS:

Committee Reports:

ARCHITECTURAL REVIEW COMMITTEE. No Report

GROUNDS COMMITTEE. Dick Dyszel, Committee Chair, presented this report:

- No recent Grounds Committee meetings have been held.
- Thanks to Rodger and Linda Foreman for decorating the front gate.
- Speaking of which, the transition to a 24/7 closed gate seems to be complete with no major trauma. A big thanks to Jim Arnold for coordinating entrance codes with vendors.
- After a month wait, we finally received a revised irrigation schedule from Pinnacle. It does not meet either City or County ordinances and frankly does not encourage proper deep root development, but would provide 1/3 more water than we are currently getting.
- We have submitted this plan to the City of Cape Coral seeking a variance, but the initial reaction has been very negative. I am in continuing contract with City officials...working my way up the chain of command, but they keep pointing out that any variance will need to be granted by the full City Council with expert testimony justifying the requested schedule, something we are not excited about.
- On the subject of irrigation, a continued thanks to Jack O'Neil for keeping the nozzles and heads functioning properly throughout the community.
- I am planning on a Grounds Committee meeting in early January, focused on cleaning up the playground area.

The Board inquired about the status of the dying palm tree located between #259 and #263. The Grounds Committee chair and the Board agree that this tree needs to be removed before it falls or causes damage to property.

A motion was duly made, second and approved by the entire Board directing the Grounds Committee to take the necessary steps to remove the dead palm. Further, there are no plans at this time to install a replacement tree at that site.

BUDGET/FINANCE COMMITTEE. Susan Dyszel, Committee Chair, introduced the Association's options for required and recommended insurance coverage.

Note: Our current policy is set to expire on December 31, 2016. The 2016 annual premium for our current line of coverage was \$2995. The annual cost of this same coverage will increase to \$3449 for 2017.

Property coverage was quoted with the following limits: (Pavilion \$15,000; Gazebo: \$15,000; Gate: \$22,000).

The Committee makes the following recommendations to the Board:

Obtain at least three (3) itemized quotes for coverage on the following Standard Package, with these specific coverage adjustments:

- **Property Coverage** Pavilion only. (Remove coverage for the Gate and the Gazebo.)
- **Directors & Officers**
- **Crime/Fidelity Bond (\$100,000).** Florida Statutes require all HOAs to have such coverage for all persons who control or disburse funds of the association. Coverage must be purchased in an amount sufficient to cover the maximum funds that will be in the custody of the association or its management agent at any one time.
- **Worker's Compensation (\$500,000/\$500,000/\$500,000).** This would provide coverage for all vendors, contractors and volunteers who perform work on Association property.
- **Umbrella Liability (\$1,000,000).** Request alternatives to this coverage.

6. OTHER BUSINESS:

Jim Arnold, Board Chair, introduced the subject of expanding the number of Members serving on the Board of Directors from three (3) to five (5) Members.

Several reasons were cited in support of taking this action as soon as legally possible. Principally:

- It is in accordance with the Bylaws of Celebration Cape Community Association, Inc., Section 6 "Election of Board of Directors," ¶6.10, which reads in pertinent part, "Three years from the election of the first Board the Board shall increase to five (5) Members."
- Expanding the Board to five (5) Members provides an opportunity for other Association Members to serve the community.
- The current composition of three (3) Board Members can pose a challenge for meeting a quorum when personal responsibilities prevent a Board Member from attending a meeting.
- Avoidance of any misconception and all possible violation of Florida Sunshine laws, which prevent a quorum of the Board from discussing Association business matters outside of duly noticed and convened meetings.

The Board will direct Tropical Isles to prepare and send out the Notice of Annual Membership Meeting and Election of Board Members packet to all Association Members.

7. OWNER COMMENTS / OPEN FORUM:

Question: Our governing documents state that all lots are deemed residential and are to contain a home built on each lot. What is the status of the one empty lot in the community?

Response: The Board will follow up with the Owner of the lot, and provide an answer at a subsequent Board meeting.

8. NEXT MEETING:

The next Board of Directors meeting is scheduled for Sunday, January 8, 2017 at 3:00 pm, at the Pavilion (203 Destiny Circle, Cape Coral, FL).

9. ADJOURNMENT:

There being no further business, the meeting was adjourned at 4:26 pm.

Respectfully submitted,

Linda Foreman
Secretary, Board of Directors
Celebration Cape Association

(The preceding minutes were approved by the Board of Directors on January 8, 2017.)