

CELEBRATION CAPE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

A Corporation Not-for-Profit

Thursday, March 16, 2017 at 7:30 pm

Held at: The Masonic Lodge (244 Santa Barbara Blvd., Cape Coral, FL 33991)

1. CALL TO ORDER:

This Board of Directors Organizational Meeting was called to order and overseen by Mark Rudland, CAM (Tropical Isles Management) at 7:36 pm.

2. CERTIFYING OF QUORUM:

A Board quorum was established with the presence of Jim Arnold, Linda Foreman, Peg Holecek and Kevin Sutton. Susan Dyszel was absent.

3. PROOF OF NOTICE OF MEETING:

Notice was properly sent in accordance with Association Bylaws and Florida Statutes 720.

4. APPOINTMENT OF OFFICERS:

Motions were made, seconded, and all voted in favor of the following Board appointments:

President:	Jim Arnold
Vice President:	Kevin Sutton
Treasurer:	Susan Dyszel
Secretary:	Linda Foreman
Director:	Peg Holecek

5. NEW BUSINESS:

Frequency of Board Meetings:

The question was asked as to requirements mandating the frequency of Board meetings. Mark Rudland advised that it was up to the Board to set the regularity of such meetings. It depends on the nature of the HOA and the business matters at hand. Special Board Meetings can always be scheduled to deal with exceptional issues. Peg Holecek suggested that the Board consider having regular meetings on a quarterly basis.

Amendments to Governing Documents:

The Board recognizes that our current set of governing documents (CC&Rs, Bylaws, etc.) do not accurately reflect the current state of the Association, and sought the advice of Mark Rudland on how to go about the process of amending and restating these documents.

It was strongly suggested that the Association hire an attorney to oversee this endeavor, so that any amendments are in full compliance with all applicable laws and statutes. The Board was also advised that the attorney can perform a basic "pass/fail" approach regarding Developer-related language.

The Board determined that an ad hoc committee should be convened to oversee the direction of this project. Some of the tasks assigned to this committee would include: a thorough review and understanding of all documents, creating a list of items to address or revise, holding meetings as needed to discuss topics and reporting progress to the Board.

To help with the document review and edit process, Mark Rudland stated that he will provide an editable version of the CC&Rs to the Board.

8. NEXT MEETING:

The next Board of Directors meeting is scheduled for Sunday, April 23 at 4:00 pm at the Pavilion.

9. ADJOURNMENT:

There being no further business, a motion was made to adjourn, the motion was seconded, all voted in favor, and the meeting was adjourned at 7:55 pm.

Respectfully submitted,

Linda Foreman
Secretary, Board of Directors
Celebration Cape Association

(The preceding minutes were approved by the Board of Directors on Sunday, July 30, 2017.)