

**CELEBRATION CAPE
HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING**

A Corporation Not-for-Profit
March 31, 2016 at 6:00 PM
Location: Kiwanis Club of Cape Coral
360 Santa Barbara Blvd, Ste, A
Cape Coral, FL 33991

- 1. Certify a Quorum and Call to Order:** Chaired by Jim Arnold. A membership quorum was established with 47 units represented in person or by proxy. Mark Rudland with Tropical Isles Management was present.
- 2. Proof of Notice of Meeting:** A notarized affidavit will be filed with the meeting records to reflect that notice was properly sent in accordance with the bylaws.
- 3. Announcement of Directors:** James Arnold, Susan Dyszel, and Linda Foreman were elected to the Board. James and Linda received the highest vote total and will be elected to a two year term. Susan will be elected to a one year term that expires at the annual meeting of 2017 and at which time her successor will be elected for a two year term which will then provide for a staggered terms of the Board of Directors.
- 4. Prior Minutes:** Maureen Roberts motioned to approve of prior membership minutes, Jim Arnold 2nd. All voted in favor.
- 5. Reports of Officers:**
 - a. Agenda Modification:** Jim announced a modification to the agenda. Discussion of the front entry gate will be discussed under new business.
 - b. Financial Report:** Mark Rudland provided a financial report.
- 6. Committee Reports:**
 - a. ARC: Report by Jim Arnold.
 - b. Irrigation: Report provided by Jack O'Neil.
- 7. Unfinished Business:** none
- 8. New Business:**
 1. Insurance inspection: Tower Hill provided a recent inspection of the community for insurance reasons. The playground has rusted joints along the stairs, a fence is needed around the playground, and 12 inches of playsafe mulch is needed. There is also a sunken sidewalk and the roadway manhole covers are too high. The sunken sidewalk will be addressed shortly and the manhole covers were addressed when DR Horton provided the 2nd lift of paving to the roadway. The cost to repair the playground and install the fence would be \$9,120.13. (the cost breakdown is \$6,820.13 with Playmore Rec Services for the playground equipment and \$2,300 for the fencing). The cost to remove the playground should not exceed \$2,750 (\$1,250 for Playmore to remove the equipment and \$1500 for legal costs to amend documents). These costs are not final costs and there are several options that could lower this cost such as volunteer help, donation of equipment, etc... A full legal review would be needed for removal of equipment. A straw poll vote was taken to gauge the ownership interest. This is a non-binding vote. 5 owners voted to keep the playground and make repairs. 31 owners voted to remove the playground and take the necessary legal steps for removal. A future meeting will be set up for a legal and binding vote of the ownership regarding the removal of the playground.
 2. Pavilion and future projects: Tabled for new Board to review.
 3. Front Gate: 29 owners voted to keep the gate open during the day and closed at night. 12 owners voted to keep the gate closed 24 hours per day/ 7 days per week. The gate will remain open during the day and closed at night.
- 9. Adjournment:** There being no other business, a motion was made to adjourn, it was 2nd. Meeting adjourned at 7:27 PM.

Respectfully submitted,
Mark Rudland, CAM
In Place for the Association Secretary

(The preceding minutes were approved by the Board of Directors on April 26, 2016.)