

**CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS / BUDGET MEETING**  
*A Corporation Not-for-Profit*  
Thursday, November 4, 2021 at 6:00pm  
Held at: Celebration Cape Pavilion (203 Destiny Circle, Cape Coral, FL 33990)

**CALL TO ORDER**

Larry Ferris, Board President, called the meeting to order at 6:00pm.

**CERTIFYING MEETING QUORUM**

A Board quorum was established with Larry Ferris (President), Jim Arnold (Vice President), Susan Dyszel (Treasurer), Linda Foreman (Secretary), and Tom Wink (Director) present. Mark Rudland, CAM with Tropical Isles Management was also present.

**PROOF OF NOTICE OF MEETING**

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

**NEW BUSINESS**

REVIEW / APPROVAL OF 2022 BUDGET

The Budget Committee presented a proposed 2022 budget plan. The monthly Operating Budget fee per lot would be \$196.08, with the monthly Reserves fee per lot at \$33.91, setting the total monthly HOA fee per lot at \$230. Quarterly fees would be \$690 per lot. *For comparison, the 2021 fees were \$205 per month and \$615 per quarter.*

**Motion to approve the 2022 budget as presented by the Budget Committee.** Motion was made by Susan Dyszel, seconded by Tom Wink. No other Board members voted in favor. Motion did not carry.

**Motion to accept the proposed Operating Budget of \$134,122.** Motion was made by Larry Ferris, seconded by Tom Wink, with all voting in favor. Motion carried with 5 votes.

**Motion to increase the monthly Reserves fee from \$14.57 to \$25 per lot.** Motion was made by Linda Foreman. With no second, the motion did not carry.

**Motion to increase the total monthly HOA fee per lot to \$220 and the total quarterly fee at \$660.** Motion was made by Jim Arnold, seconded by Tom Wink, with all voting in favor. Motion carried with 5 votes.

**OPEN FORUM / OWNER COMMENTS**

A request was directed to Tropical Isles for better communication with homeowners.

Larry Ferris stated that house maintenance notices were sent to all homeowners. The content of the letters should not have been taken personally but intended to direct owners to bring homesites into compliance with CC&Rs.

**ADJOURNMENT**

**Motion to adjourn the meeting.** Motion was made by Larry Ferris, seconded by Jim Arnold. With all voting in favor, the meeting was adjourned at 6:37pm.

Respectfully submitted,

Linda Foreman  
Secretary, Board of Directors  
Celebration Cape Association

*(The preceding minutes were approved by the Board of Directors on \_\_\_\_\_, 2022)*