

# CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.

## BOARD OF DIRECTORS BUDGET MEETING

*A Corporation Not-for-Profit*

Thursday, November 3, 2022 at 6:00pm

Held at: Driveway of 287 Destiny Circle, Cape Coral, FL 33990

### CALL TO ORDER

Larry Ferris, Board President, called the meeting to order at 6:01pm.

### CERTIFYING MEETING QUORUM

A Board quorum was established with Larry Ferris (President), Jim Arnold (Vice President), Susan Dyszel (Treasurer), Linda Foreman (Secretary) and Lori Gripenrog (Director) present.  
*(Meghan Madden from Tropical Isles Management was also present.)*

### PROOF OF NOTICE OF MEETING

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

### PRIOR MINUTES

Not applicable. The Board of Directors Budget Presentation meeting scheduled for Wednesday, October 5, 2022 did not take place due to the impact of Hurricane Ian.

### NEW BUSINESS

#### 2023 BUDGET APPROVAL

**Motion to approve the 2023 budget.** Motion was made by Susan Dyszel, seconded by Jim Arnold, with all Board members voting in favor. Motion carried with 5 votes.

The fees for 2023 are \$240 per month or \$720 per quarter.

**Motion to move \$11,205 in Retained Earnings from 2021 Operating funds to Reserves.** Motion was made by Susan Dyszel, seconded by Jim Arnold, with all Board members voting in favor. Motion carried with 5 votes.

#### HURRICANE IAN – DAMAGES, CLEAN-UP & RESTORATION

TREE REMOVAL AT LAKE: Vegetative debris from three large trees needs to be removed from the area surrounding the lake.

**Motion to approve the quote in the amount of \$3,000 from Brett Jabay Tree Services to cut and remove the large tree debris from around the lake.** Motion was made by Jim Arnold, seconded by Lori Gripenrog, with all Board members voting in favor. Motion carried with 5 votes.

CONSTRUCTION DEBRIS: Damaged house material debris (e.g., drywall, screens, aluminum, etc.) has not been picked up by FEMA or WastePro. Association is willing pay to have this debris removed.

**Motion to approve the quote in the amount of \$1,500 from Brett Jabay Tree Services to remove all house material debris that is currently placed in front of homesites.** Motion was made by Jim Arnold, seconded by Susan Dyszel, with all Board members voting in favor. Motion carried with 5 votes.

PRESSING WASHING: Quotes have been received from AAA Pressure Washing & Home Maintenance (\$2600) and R&S Cleaning Services (\$2556) for cleaning the community hardscapes (sidewalks, gulleys).

**Motion to hire the first-available of these two vendors to perform community pressure washing services.** Motion was made by Jim Arnold, seconded by Susan Dyszel, with all Board members voting in favor. Motion carried with 5 votes.

PAVILION: It has been determined that the Pavilion structure cannot be repaired and should be removed. A demolition permit has been issued. Work is scheduled to be performed within the next few weeks. Expected costs approximately \$5,600.

PAVILION REPLACEMENT: Group of volunteers will meet to envision what type of structure to propose for this area. Suggestions to be presented at the January 2023 Board meeting.

## **OPEN FORUM**

### **VOLUNTEER RECOGNITION**

The Association presented Dick and Susan Dyszel with \$200 in gift certificates in gratitude for their years of volunteer service to the community. Both have served the continuously since 2015: Susan as Board member and Treasurer, and Dick as Grounds Maintenance Coordinator. A big THANK YOU to both!

### **GROUNDS – MISCELLANEOUS**

Dick Dyszel will perform an independent irrigation valve/head check to ascertain the current status of these community components. He further reported:

- Jimmy's Tree service removed the damaged tree at #163 and dumped the debris over the North wall. Brett Jabay will remove this tree debris as part of his community debris removal service.
- No damage from the hurricane to the recent South Wall repairs.
- The fountain pump is running at low levels due to algae accumulation. There is no maintenance provision in the fountain service contract. Algae removal from the lake has been hindered due to tree debris along the shoreline. Additional services may be required.
- Palm trees have suffered severe damage. John Easterday from Everyday Maintenance advised that the trees may recover and cautioned against unnecessary tree removal. Continue to monitor and assess.
- The gate has been set to be opened during working hours to allow easier access for contractors and construction repair crews.

## **NEXT MEETINGS**

The next Board of Directors meeting has not been scheduled at this time.

## **ADJOURNMENT**

**Motion to adjourn the meeting.** Motion was made by Jim Arnold, seconded by Lori Gripenrog, with all voting in favor to adjourn the meeting at 6:42pm.

Respectfully submitted,

Linda Foreman  
Secretary, Board of Directors  
Celebration Cape Association

*(The preceding minutes were approved by the Board of Directors on January 10, 2023)*