

NOTICE OF BOARD OF DIRECTORS MEETING FOR CELEBRATION CAPE HOMEOWNERS' ASSOCIATION

TO ALL MEMBERS: NOTICE IS HEREBY GIVEN, in accordance with the Association's By-Laws, of a **Board of Directors Meeting** to be held on **Tuesday, July 13, 2021 at 6:00 PM** at the Celebration Cape Pavilion, 203 Destiny Circle, Cape Coral, Florida.

MEETING AGENDA

- 1) **CALL TO ORDER**
- 2) **CERTIFYING MEETING QUORUM**
- 3) **PROOF OF NOTICE OF MEETING** (*Posted at Pavilion and emailed to Members of the Association*)
- 4) **APPROVAL OF PRIOR MINUTES**
 - a) April 14, 2021 – Meeting of the Board of Directors
- 5) **NEW BUSINESS**
 - a) ARCHITECTURAL REVIEW COMMITTEE
 - i) Committee Report
 - ii) Architectural Guidelines
 - b) COMMON AREAS
 - i) South Wall
 - (1) Swale Repair (Phase 2)
 - (2) Exterior wall breaches
 - (3) Drainage behind 205 SE 9th Terrace
 - ii) Landscaping
 - (1) Groundcover at common entryway areas
 - (2) Failing/Dead plants in common areas
 - (3) Bamboo overgrowth behind 140 SE 8th St
 - iii) Repainting of Interior Wall
 - c) 2021 FLORIDA LEGISLATIVE CHANGES (Applicable to HOAs)
 - d) LEASING OF HOMES
 - e) PROPERTY MANAGEMENT COMPANY SERVICES
 - i) Review and discuss Tropical Isles' current management services
 - ii) Overview of topics discussed during May 5th 2021 ad hoc committee meeting
 - iii) Discuss possible additional or optional services
- 6) **OPEN FORUM / OWNERS COMMENTS**
- 7) **NEXT MEETING**
- 8) **ADJOURNMENT**

By Order of the Board of Directors
CELEBRATION CAPE HOA, INC.
July 5, 2021

THIS NOTICE IS TO BE POSTED AT THE PAVILION SIGN BOARD AND EMAILED TO ALL MEMBERS OF THE ASSOCIATION