

CELEBRATION CAPE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

A Corporation Not-for-Profit

Monday, May 6, 2019 at 7:00 PM.

Held at: Celebration Cape Pavilion (203 Destiny Circle, Cape Coral, FL 33990)

CALL TO ORDER:

Peg Holecek, President, called the meeting to order at 7:00 PM.

CERTIFYING OF BOARD QUORUM:

A Board quorum was established with Peg Holecek, Jim Arnold, Susan Dyszel, Jim Petrick and Art Haase present. Mark Rudland was present from Tropical Isles Management

PROOF OF NOTICE OF MEETING:

Notice was posted on April 27, 2019 at the Pavilion signboard and emailed to all Homeowners and posted on CelebrationCape.org in accordance with Florida Statutes, Chapter 720 and the Association By-Laws.

PRIOR MINUTES:

The minutes from the March 17, 2019 Board of Directors meeting were reviewed and approved. Jim Arnold made the motion to approve, Seconded by Susan Dyszel. A copy of the March 17, 2019 minutes will be posted on CelebrationCape.org

NEW BUSINESS:

1. Motion to approve expenditure of funds to replace 2 palm trees in the front entryway.
Motion made by Jim Arnold, Seconded by Art Haase
Vote: Motion carried with 5 votes
2. Motion to approve Annual Reminder of Homeowners Responsibilities.
Motion was made by Susan Dyszel, Seconded by Jim Arnold
Discussion: A copy is to be sent to and distributed by Tropical Isles Management.
Vote: Motion carried with 5 votes
3. Motion to provide information regarding the ownership of the drainage ditch beyond the south wall to Tropical Isles.
Motion was made by Jim Arnold, Seconded by Art Haase
Discussion: Provide information to Tropical Isles. Art Haase is authorized to review information with Tropical Isles. Mark Rudland will review information with an attorney. Information will be presented to The City of Cape Coral. This is to be completed before our deadline of May 28th 2019. The Board will receive copies of all that transpires.
Vote: Motion carried with 5 votes

4. Motion to send an ARM request to install a fence for #252 back to the homeowner for resubmission to the ARB.
Motion was made by Jim Arnold and died for lack of a second.
Discussion: New residents installed a temporary fence while waiting for approval of their ARM. The ARB requested that the Board make a decision.
Vote: No vote
5. Motion to accept the installation of the fence at #252.
Motion was made by Susan Dyszel and seconded by Jim Petrick.
Discussion: Reviewed a complete copy of the ARM to determine if the originally intended fence would fall within neighborhood guidelines.
Vote: Motion carried with 4 votes
6. Motion was made to fine the homeowners of #252 for noncompliance regarding the installation of an entryway enclosure without submitting an ARM, but to allow the enclosure to remain.
Motion was made by Jim Arnold and seconded by Art Haase.
Discussion: The process requires a homeowner to receive a letter informing them of the noncompliance. They will be invited to attend a meeting regarding the matter, but are not required to attend.
Vote: Motion carried with 5 votes
7. Discussion regarding the condition of the pond was touched upon but will be tabled until the next meeting.

NEW BUSINESS

1. A request to discuss the idea of neighborhood Century Link will be tabled until the next meeting.

COMMUNITY COMMENTS

A resident listed a litany of issues with eyesores throughout the community. All of the issues are addressed in the Approved Annual Reminder of Homeowners Responsibilities

NEXT MEETING The next meeting of the Board is scheduled for May 25, 2019 at 9:00 AM.

ADJOURNMENT Motion to adjourn the meeting was made by Susan Dyszel and seconded by Jim Arnold with all in agreement at 8:23 PM.

Respectfully submitted,

Jim Petrick
Secretary, Board of Directors
Celebration Cape Association

(The preceding minutes were approved by the Board of Directors on)

Attachments:

CelebrationCapePalms.pdf

CES 2016-01-06 proposal letter.pdf

CELEBRATION CAPE SUBMERSED AERATION SYSTEM CONTRACT.docx