

CELEBRATION CAPE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
A Corporation Not-for-Profit
Tuesday September 18, 2018 at 7:15 PM
Held at: Celebration Cape Pavilion (203 Destiny Circle, Cape Coral, FL 33990)

CALL TO ORDER:

Jim Arnold, President, called the meeting to order at 7:15 PM.

CERTIFYING OF BOARD QUORUM:

A Board quorum was established with Jim Arnold, Peg Holecek and Susan Dyszel present. (Tropical Isles Management did not have a representative present at this meeting.)

PROOF OF NOTICE OF MEETING:

Notice was posted on September 4, 2018 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 August 9, 2018 Board of Directors meeting were reviewed and approved. A copy of the August 9, 2018 minutes will be posted on CelebrationCape.org

NEW BUSINESS:

Architectural Review:

No ARMs were received from Tropical Isles prior to the cut-off date for the September ARB meeting. The current ARM lists Jennie at Tropical Isles as contact person and since she has been replaced by Gerri Roberts, the ARM will need to be modified to reflect the new email address. The suggestion was made that Bob Holecek also be listed as a recipient of any new ARMs, so that they can be addressed at the appropriate ARB meeting. The Secretary will undertake to revise the form and have it posted on our website for future use.

Report from the Grounds Committee:

A short Grounds Report was presented by Dick Dyszel. One spot light on the entrance palms needed to be replaced. Dick Dyszel was able to obtain a supply of replacement bulbs so that we have those on hand as needed. The solar powered light on the flag pole, which had been donated by Dave Hurrelbrink several years ago, needed replacing. A new lamp was obtained and installed by Dick Dyszel.

Dick also reported that the last wet check for irrigation had only three red flags. These were heads on risers that being concealed by bushes were damaged when the bushes were trimmed recently.

Report from the Vision Implementation Group:

Linda Foreman presented two options for the installation of the trees that are part of the overall vision for the Pavilion area. The difference between the two was in the size of the trees (25 gal vs. 45 gal – about 2 year's growth). The trees proposed are two Green Buttonwood trees for East of the pavilion, one Japanese Fern tree and one Verawood tree for west of the Pavilion and one Desert Cassia for West of the Paws Park. The proposal also included the removal of the two Sabal Palms East of the Pavilion and the straightening of the Oak to the South. All new trees would be staked and mulched as part of the project.

After discussion to clarify the restocking fee in the event that we cancelled the order, Linda, Dick Dyszel and Susan Dyszel expressed that they were assured that Riverland would reject any tree that did not meet our specifications, so it should not be an issue.

Option 1, which had the 45 gal Japanese Fern and Verawood trees, 25 gal Green Buttonwood and 15 gal. Desert Cassia, was approved unanimously by the Board (Peg made the motion to accept, Susan seconded). Linda Foreman will proceed to get a hard contract from Riverland Nursery, so that we can have Tropical Isles cut the necessary check for the deposit so that the trees can be ordered. Everyday Landscaping will be contacted to schedule the removal of the palms as proposed. (Secretary's note: Jim Arnold signed the proposal for Everyday on 9/19/18.) The total for this phase will be within the \$3500 currently budgeted for plant replacement in the 2018 budget. The full proposed options are detailed in the attachment.

The Board expressed its thanks to the Vision Implementation Group for their hard work on this project.

2019 Budget Committee:

Susan Dyszel formally introduced the members of the 2019 Budget Committee. They are Peg Holeczek, Don Montgomery, Tom Pegues, Larry Ferris with Susan Dyszel as chair. The Committee has met and reviewed last year's spending as well as the current Reserve level. Updates on all contracts held by Celebration Cape were obtained so that the committee could make its best estimate of the operating costs for 2019.

While contract costs for Tropical Isles, Maingate, and Solitude will stay the same, the 2019 landscaping contract will be significantly higher. Budget Committee members (Peg, Don and Susan) and Dick Dyszel met with John Esterday of Everyday to get the reasons for the increase. There are two: First, the initial contract with PCL and honored by Everyday was underestimated. Instead of 25 labor hours per visit, we are actually using 40. The second reason is that the cost of labor in SW Florida has risen over the past year. Everyday starts their employees at \$12.00 and has to provide raises to keep the best ones. The 2019 contract price was confirmed by Mark Rudland of Tropical to be within the range for similar communities.

The net result of the increase in operating cost is that the HOA fees for 2019 will be higher than for 2018. The Budget Committee proposed that by using the retained earnings from 2017 for part of the 2019 reserve contribution, some of the increase could be mitigated. The calculated HOA fee including reserves was projected to be \$200 per month. Jim Arnold suggested that we increase the amount budgeted for legal advice for the coming year as the issues of responsibility for drainage

along the south wall is still uncertain. This will be taken into consideration and the proposal revisited. A community meeting to discuss the 2019 budget will be scheduled for Sunday October 14th at 2 PM in the pavilion. Proper notice of this meeting will be given prior to the meeting. The formal approval of the 2019 budget will take place on Saturday, November 3rd at 11 AM.

OPEN FORUM / OWNER COMMENTS

The suggestion was made by Rodger Foreman to keep the presentation of the budget as simple as possible. This suggestion was accepted with thanks.

NEXT MEETING - The next meeting of the Board of Directors will be October 14th, at 2:00 PM at the pavilion.

ADJOURNMENT - Motion to adjourn the meeting was made by Jim and seconded by Susan with all in agreement at 8:05 PM

Respectfully submitted,

Susan Dyszel
Secretary-Treasurer, Board of Directors
Celebration Cape Association

(The preceding minutes were approved by the Board of Directors on November 3, 2018)

Attachments:

GroundsReport9-18-18

VIG Board Proposal 20180918