

CELEBRATION CAPE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
A Corporation Not-for-Profit
Saturday November 3, 2018 at 11:00 AM
Held at: Celebration Cape Pavilion (203 Destiny Circle, Cape Coral, FL 33990)

CALL TO ORDER:

Jim Arnold, President, called the meeting to order at 11:00 AM.

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 October 17, 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 September 18, 2018 Board of Directors meeting were reviewed and approved. A copy of the September 18, 2018 minutes will be posted on CelebrationCape.org
The minutes of the October 14, 2018 budget information meeting were also reviewed and approved. As a quorum of Board members was not present, the October meeting was not a Board meeting. However, the minutes will also be posted on Celebrationcape.org as customary.

NEW BUSINESS:

1. Motion to add "General Deferred Maintenance" as an unfunded asset to the Reserve Asset List.
Motion made by Susan Dyszel, Seconded by Peg Holecek
Discussion: Last year, the Board voted to look into taking this action. Given that with each passing year, we learn new things about the community's responsibilities, it would be prudent to have this flexibility in the reserve.
Vote: Motion carried with 4 votes
2. Motion to transfer the unspent 2017 funds (retained earnings) of \$22117 to the Reserve Fund.
Motion was made by Susan Dyszel, Seconded by Peg Holecek
Discussion: Moving the retained earnings from 2017 to the Reserve Fund makes fiscal sense at this time.
Vote: Motion carried with 4 votes
3. Motion to approve funding the Reserve for 2019 at less than the full calculated amount of \$28497.
Motion was made by Susan Dyszel, Seconded by Kevin Sutton

Discussion: The proposed 2019 budget allocated \$916.56 towards the Reserve Fund. With the \$22117 from the 2017 retained earnings, the total for 2019 is \$23033. This is \$5464 less than full funding. The Reserve fund is currently funded at a higher level than required by the calculated requirement, so there is action will not cause a Reserve shortfall for 2019.

Vote: Motion carried with 4 votes

4. Motion to approve the recommended 2019 Budget of \$192.00 per month per lot.
Motion was made by Susan Dyszel and died for lack of a second.
Discussion: the Recommended Budget was distributed by mail and discussed at an open community meeting on October 14, 2018. No negative feedback was received.
Vote: No vote
5. Motion was made to adjust the monthly HOA fee to \$195.00 per lot with the additional income allocated to the operating categories of legal (\$1000), taxes (\$400) and insurance (\$652). The Motion was made by Peg Holecek and seconded by Kevin Sutton.
Discussion: In light of the community meeting and mailing of the Budget Committee's recommendation, it was agreed that should this motion pass, an email message would be sent to the community immediately explaining the action, in addition to the revised budget being included in the mailing with the coupon books.
Vote: Motion carried with 4 votes
6. Motion was made to accept a simple end of year financial statement for 2019 in lieu of a complied statement. Motion was made by Susan Dyszel and seconded by Kevin Sutton,
Vote: Motion carried with 4 votes

NEW BUSINESS

1. Power Washing of Community gutters and sidewalks
Kevin Sutton provided last year's contract for power washing the community which was for \$2500. Kevin Sutton made the motion that the Board approve the hiring of Flagg's Powerwashing again this year at the same price point. Peg Holecek seconded the motion and the motion passed unopposed. Flagg's will be contacted for a date for the service.
2. Vision Implementation Group
The Vision Implementation Group presented the next phase of the Pavilion project, namely the new bushes along the sidewalk across and into the pavilion area. The proposal calls for Nora Grant ixora bushes, FloriMulch and surface drip irrigation. Susan Dyszel made the motion to accept the bid from Everyday for the bush installation and mulch, and the estimate for the irrigation work which will be completed by community volunteers. The estimated cost of this phase will be \$586. Kevin Sutton seconded the motion and it was passed without dissent.
3. Maintenance of Lake Fountain
Dick Dyszel, Grounds Committee chair, provided the Board with a contract proposal from the fountain manufacturer for maintenance of the lake fountain. No records for any service for the fountain or pump were found by Tropical Isles and it has been noted that several of the fountain nozzles are clogging. Florida Fountains and Equipment proposed their standard contact of \$250 per maintenance visit with the ability to cancel without penalty. Peg Holecek made the motion to approve the hiring of Florida Fountains and the motion was seconded by Susan Dyszel. The motion was approved without dissent.

4. New Appointment to the ARB

Mark Pidro has resigned from the ARB so a new member needed to be appointed. Peg Holecek made the motion to appoint Rick Swanson to the ARB and the motion was seconded by Kevin Sutton. The motion passed without dissent.

COMMUNITY COMMENTS

The issue of the boat on the driveway has been resolved and the boat is no longer there.

Pressure washing of homes – the CC&Rs state that home shall be washed every three years and painted every five. Jim Arnold indicated that he would review the language for compliance authority. A community member stated that we need to have a procedure in place to ensure that this is followed, particularly since new homeowners may not have records of when or if it has been done. Doris Alwine volunteered to draft a message to the homeowners reminding them of the CC&R language. It was recommended that this message be distributed when the announcement of the community pressure washing date is made known.

NEXT MEETING - The next meeting of the Board of has not been scheduled at this time.

ADJOURNMENT - Motion to adjourn the meeting was made by Jim Arnold and seconded by Peg Holecek with all in agreement at noon.

Respectfully submitted,

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

(The preceding minutes were approved by the Board of Directors on 3/14/19)

Attachments:

VIGBoard11-2018001.pdf

MaintenanceContract001.pdf