

CELEBRATION CAPE HOMEOWNERS ASSOCIATION, INC.  
**BOARD OF DIRECTORS MEETING**

*A Corporation Not-for-Profit*

Friday December 14, 2018 at 7:00 PM

Held at: 283 Destiny Circle, Cape Coral, FL 33990

**CALL TO ORDER:**

Jim Arnold, President, called the meeting to order at 7:04 PM.

**CERTIFYING OF BOARD QUORUM:**

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

**PROOF OF NOTICE OF MEETING:**

Notice of this emergency meeting was posted on December 12, 2018 on 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 November, 2018 Board of Directors meeting were deferred until the next regular meeting.

**EMERGENCY BUSINESS DECISIONS**

a) Replacement of Fountain equipment.

The pump/motor of the Lake Fountain failed. Florida Fountain Equipment submitted a proposal to replace the pump, motor and lights for \$2709.48 or to replace the entire assembly, including fountain, for \$7417.07. Since the only difference between the two bids was the actual fountain, the decision was clear. Susan made the motion to accept the proposal for \$2709.48, seconded by Jim. The motion passed unanimously. Since Jim is currently out of town, Peg will sign the contract so that the work can be scheduled as soon as possible.

b) 2019 Community Insurance Policies

The annual renewal for community insurance is due at the end of December. Early bids for insurance indicated that the property insurance for the pavilion had increased significantly from last year. On advice from Mark Rudland, the community could self-insure the pavilion structure since we now have a reserve with the pavilion as a listed asset. The Motion was made by Kevin and seconded by Susan to drop the property insurance on the pavilion and self-insure it for damage. The motion passed unanimously. An additional motion was made by Peg and seconded by Jim that the insurance carriers for the rest of the community's policies should be admitted carriers, if possible. Mark Rudland will be instructed to carry out the Board's direction.

c) Irrigation Parts

Jack O'Neil has been serving the community by replacing irrigation nozzles and heads on common areas drawing from a stock of replacement parts. He has exhausted that supply and has would like to purchase a new stock of parts for the community. The Board approved his request to spend up to \$200 on new parts for the common areas. On a related topic, Jack also have been making irrigation repairs on homeowner's properties after wet checks and asking the homeowners to reimburse him for the cost of parts. Jack has purchased these parts himself. A few homeowners have not paid Jack. The Board advises Jack not to do any further work for homeowners who do not pay. Upon discussion, a message reminding the community that irrigation heads and nozzle are the responsibility of the homeowners should be sent out by Tropical Isles.

d) Dog Issues

It has been noted that several homeowners with dogs are not abiding by the City and Community leash laws. Jim indicated that he would like to revisit this at the next meeting.

**NEXT MEETING** - The next meeting of the Board was not set.

**ADJOURNMENT** - Motion to adjourn the meeting was made by Jim Arnold and seconded by Peg Holecek with all in agreement 7:45 PM.

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 )***