

CELEBRATION CAPE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

A Corporation Not-for-Profit

Saturday, May 12, 2018 at 10:30 AM

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

1. CERTIFY A QUORUM AND CALL TO ORDER:

Jim Arnold, Board President, called the meeting to order at 10:338 AM.

2. CERTIFYING OF BOARD QUORUM:

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

3. PROOF OF NOTICE OF MEETING:

Notice was posted on April 27, 2018 at the Pavilion signboard and emailed to all Homeowners in accordance with Florida Statutes, Chapter 720 and the Association By-Laws.

4. PRIOR MINUTES:

The minutes from the April 7, 2018 Board of Directors meeting were reviewed and approved. A copy of the April 7, 2018 minutes will be posted on CelebrationCape.org

5. NEW BUSINESS:

Architectural Review:

Two ARB submissions were approved and are either completed or awaiting implementation.

Grounds:

Sewer Cleaning – a motion was made by Peg and seconded by Susan to accept the bid from Vacuum Dig to clean the storm sewer catch basins and lines for \$2400 and to pay for this from our reserves. The Motion was accepted on a unanimous vote. Weather permitting Vacuum Dig will perform the cleaning during the week of May 14-18, 2018.

Storm Water Remediation – a professional survey comparing the existing grades to the storm water management plan on file with the Southwest Florida Storm water Management Agency revealed that three backyards along the south wall no longer had the required grade due to changes made either by the builder or pool contractor. It is acknowledged that the city did not enforce the required grade when the pool construction was inspected. The Storm water Management Agency has a 14ft easement from the rear property line. The legal opinion requested by the Board determined that while the HOA is bears the responsibility to maintain the grading, the homeowners involved can be charged for their portion of the cost. Solutions on how to best remedy the situation are being sought and this item will be placed on the next Board agenda. Jim Arnold will obtain an electronic copy of the grade report so that it can be used to obtain bids for the solution.

Report from the Vision Group – the Vision Group (Doris Alwine, Dick Dyszel, Linda Foremen and Jim Petrick) provided the Board and the community a detailed and comprehensive plan for developing the Pavilion area into an inviting and interesting park. They emphasized that the Pavilion, Paw Park and surrounding area are common property to be used by all and that the entire area should reflect the high standards that are event in the community. The Plan was presented as having four phases which would facilitate the installation of trees, plants, mulch and sod in a logical manner. The hope is that the total cost would be financed with existing HOA funds with no additional assessment for this investment. (The multi-page Plan documents are available for review on CelebrationCape.org)

The Board thanked the Vision Group for their excellent and comprehensive work.

Peg made a motion, seconded by Susan, to fund the installation of 2 20 amp circuits plus ceiling lights in the pavilion for a cost of \$1500. The motion was approved. Dick Dyszel will get the final bid for signature.

Peg made a second motion, seconded by Kevin, to accept volunteer labor and materials to put in an extension of the irrigation/reclaimed water to the pavilion on the condition that all volunteers sign a waiver of liability. The motion was approved. Dick Dyszel will organize the effort.

Jim made a motion to accept the vision as a concept. A new Implementation Group will be formed to obtain firm bids on the remaining elements of Phase 1 to be brought to the Board for consideration at the June Board meeting. Additionally, it was reiterated that no special assessment be considered to pay for the plan and that the community, be notified by email, have an opportunity to review and comment on the plan. The motion was seconded by Susan and approved. Members of the Vision Group their willingness to serve on the new Group.

The Plan and its four Appendices will be posted to the community website (Celebrationcape.org). The community is encouraged to take a look and make comments.

CCR Rewrite - The CCR Rewrite committee submitted their suggested changes along with those received from several homeowners to the Board. A rewrite of the whole CCR document had been previously considered. However, upon reviewing one sample CCR of newer vintage, it is apparent that we will not be able to adopt a newer model without significant costs as Florida requires attorney to prepare the revised CCR document. Further, each year the Florida legislature makes changes to state laws or statutes which may affect the wording in any future CCR. We do have a statement in the current CCR that any change to Federal or state law will take precedence over the specific language in the CCR. At this point, all residents are being advised to read the CCR and by-law documents. We have them posted on CelebrationCape.org for your convenience.

Update on Attorney Review of Pitch Apples – A legal opinion was obtained that determined that the pitch apple hedge was not a fence but could be considered an obstruction. The remedy was to trim and maintain part of the hedge at the 4ft. in height which has been done.

6) OTHER BUSINESS

Jim Arnold announced that since he was going to be out of the community for most of the summer beginning at the end of May, Peg Holecek would be acting President and that all issues should be directed to her. Jim will continue to participate in Board Meetings by phone whenever possible.

7) OPEN FORUM / OWNER COMMENTS

One homeowner asked whether there was anything that could be done about the lack of maintenance on lawns/backyards of rental properties. Jim Arnold said that he would investigate the matter.

8) NEXT MEETING

The next meeting of the Board of Directors will be June 9, 2018 at 10:30 AM at the pavilion.

9) ADJOURNMENT

Motion to adjourn the meeting was made by Peg and seconded by Kevin with all in agreement at 11:55 AM

Respectfully submitted,

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

(The preceding minutes were approved by the Board of Directors on June 9,2018)