

CELEBRATION CAPE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

A Corporation Not-for-Profit

Saturday, June 9, 2018 at 10:30 AM

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

CERTIFY A QUORUM AND CALL TO ORDER:

Peg Holecek, Vice-President, called the meeting to order at 10:30 AM.

CERTIFYING OF BOARD QUORUM:

A Board quorum was established with Peg Holecek, Kevin Sutton 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 May 26, 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 May 12, 2018 Board of Directors meeting were reviewed and approved. A copy of the May 12, 2018 minutes will be posted on CelebrationCape.org

NEW BUSINESS:

Architectural Review:

Three ARB submissions were approved and are either completed or awaiting implementation. It was determined that the installation of an electric line for a generator did not require an ARB submission as it was interior to the home.

Grounds:

Sewer Cleaning – Vacuum Dig completed the job of clearing 19 storm drain basins per their contract. They found a potentially clogged drain line at the Northwestern end of the community. The proposed price for a camera investigation of the line by Vacuum Dig was nearly \$2000 and the Board declined to pursue this option at this time, although it might be considered in the future if necessary. The drains are now working as designed.

Storm Water Remediation – The HOA was notified by Cape Coral Code Enforcement that there was a complaint about flooding from a homeowner on 9th Terrace outside our south wall. Dick Dyszel, Jack O'Neil and Bob Holecek repaired breaches under the wall. Dick also identified, cleared, and installed protective covers on the six inlets in the drainage line outside the wall. A full report of the work and the issues with the storm-water swale can be found on CelebrationCape.org.

The city has raised the issue of a tree located on the south side of the swale behind 219 9th Terrace. The homeowner has requested that Celebration Cape remove the tree as it is blocking the flow of water in the swale. The question in part is whether the tree (or center of the tree) is actually on Celebration Cape property. Kevin made the motion that we investigate the cost of obtaining a physical survey to determine the property line on the south side. Peg seconded the motion and the motion was approved. In addition, Dick Dyszel will investigate whether the city will provide us with the plat survey document from 219 9th Terrace to ascertain where their property ends.

Peg will let Tina at Code Enforcement know that all the drain inlets were inspected and cleared and that the wall breaches were fixed.

Kevin proposed a motion that Tropical Isles send a letter to homeowners along 9th Terrace who have debris or plants in the storm-water swale giving the homeowner 15 days to remedy the situation before we reported their non-compliance to Code Enforcement. Susan seconded the motion and it was approved. Kevin with Peg's assistance will draft the letter for Tropical Isles to send.

Report from the Vision Group – The Vision Group reported that the irrigation water had been successfully installed to a box at the pavilion on June 2, 2018 with parts supplied by Ken Wellborn and volunteer labor.

The final proposal for electrical service for the pavilion was submitted by Young's Electrical for providing two 20 Amp circuits from the front panel to the pavilion and a single blue fixture in the center of the structure connected to a photocell (nightlight). The total cost was \$1497.75 which is within the \$1500 approved for the project at the last board meeting. Young's Electrical is listed in the Cape Coral registry of contractors although copies of their license and insurance will be requested prior to final sign-off. Motion to approve proposal was made by Peg and seconded by Kevin. Motion carried.

Everyday Landscaping was consulted on the cost for tree removal and new plants for the pavilion area. Their information has not yet been received.

OTHER BUSINESS – Dick Dyszel reported that the Royal's are still having issues with the landscaping job being done by Everyday. Dick met with Everyday's rep last week and was assured that the situation would be rectified. Dick will meet with Everyday again to reinforce that the current job is not acceptable.

OPEN FORUM / OWNER COMMENTS – Linda Foreman publicly commended Dick Dyszel for all his work in the community. Kevin Sutton complimented the work of the Vision Group and commented that he was concerned about the general lack of community involvement and questioned whether improving the common property would raise the level of participation. Linda spoke for the Vision Group which believed that adding value to community was the primary goal of the project.

NEXT MEETING - The next meeting of the Board of Directors will be July 28, 2018 at 10:30 AM at the pavilion. The date of the next meeting was changed to August 9, 2018 at 7:15 PM.

ADJOURNMENT - Motion to adjourn the meeting was made by Kevin and seconded by Peg with all in agreement at 11:15 AM

Respectfully submitted,

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

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