

CELEBRATION CAPE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

A Corporation Not-for-Profit

Thursday, August 9, 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 7:16 PM.

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.)

PROOF OF NOTICE OF MEETING:

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

NEW BUSINESS:

Half Year Financial Review and Call for Volunteers for 2019 Budget Formulation

Susan Dyszel, Treasurer, presented a status update on the finances of the HOA as of June 30th, 2018. Overall, spending has been in line with initial projections for categories on the budget. We had one significant surprise expenditure (\$2400) for Sewer Cleaning that was charged to the Reserve fund which was reported by our accounting firm at \$80,542 at the end of June. A copy of the full report is attached.

A request for volunteers to help formulate the 2019 yearly budget was made. The groups will consist of the following members of the community: Peg Holecek, Don Montgomery, Larry Ferris and Tom Pegues. This group will meet in September to review the 2018 budget and reserve and then formulate a draft budget for the Board for presentation to the community in October and a Board vote in early November.

Architectural Review:

The ARB reported that the current members are Bob Holecek, Mark Pidro and Maureen Roberts. In May 2018, the ARM process was mailed to all Homeowners. The ARB members had previously communicated by phone and email when an ARM form was submitted. However, with the change of Florida Statutes concerning ARB decisions, an email was sent to all homeowners on July 13, 2018 informing them of the statute which no longer allows the ARB to vote by email. The first ARB meeting

was held on July 16, 2018 with notice posted as required where 5 ARM forms were reviewed and approved. The Next meeting of the ARB is tentatively August 21, 2018 if any ARM forms are submitted by August 18th so that the meeting notice can be posted. Otherwise the ARB meeting will be tentatively September 18th.

Report from the Grounds Committee and Vision Group:

A combined Grounds and Vision Group Report was presented by Dick Dyszel. The electrical permit was finally granted and Young's Electric will install the electrical service to the Pavilion on August 14, 2018. (Secretary's note: electrical service was installed on the 14th and we are waiting for the project to pass City inspection.)

Regarding irrigation, two 4 station decoders were replaced with 4 2 station decoders. While the decoders were still under warranty, the labor and solenoids to replace them was \$960. This will be a continuing expense for the community. It was also noted that the irrigation timers had been unplugged causing a disruption of the watering sequence. The electrical box for the plugs is now secured.

The Vision Implementation Group encountered problems sourcing shade trees as part of the first phase of the implementation plan, so they shifted their focus to the next phase and presented a detailed plan for enhancing the Paws Park side of the Pavilion area. The complete details of their plan are attached. The Vision Implementation Group proposed that the Board approve the expenditure of approximately \$1709 for this phase. The Board was unable to act on their request. Peg raised concerns landscaping around the Paws Park. Kevin made the motion that the Board authorize the removal of the sabal palms and straighten the Oak as presented. This motion dies for lack of a second. Susan then made the motion to authorize the plan as presented by the Vision Implementation Group. This motion also died for lack of a second. The discussion of what to do with the Paws Park seemed to be the biggest sticking point. It was decided that community input would be gathered by an email poll prior to the next Board meeting.

An additional question was raised on whether the community should pursue getting an estimate on lake clean-up. Jim will ask Tropical Isles to contact Solitude, our lake management contractor.

Storm Water Remediation

Jim noted that he had talked with the City in June and that since then there had been no call from them. Going forward, it was decided that Tropical Isles would be the mail contact between the city and the HOA on the issue of storm water outside the South Wall. Dick Dyszel's work to clear and document the current state of the storm water swale was recognized.

OPEN FORUM / OWNER COMMENTS

Jim Arnold recognized our latest residents, Nicole and Vinny Cardinale and their children who recently move in. Nicole Cardinale was present at the meeting and welcomed.

It was also noted that a recent incident involving and unleashed German shepherd dog would be referred to Tropical Isles so that an official letter reminding the owner of the City's leash laws would be sent.

NEXT MEETING - The next meeting of the Board of Directors will be September 18, 2018 at 7:15 PM at the pavilion.

ADJOURNMENT - Motion to adjourn the meeting was made by Susan and seconded by Kevin with all in agreement at 8:40 PM

Respectfully submitted,

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

(The preceding minutes were approved by the Board of Directors on September 18, 2018)

Attachments:

Midyear 2018 Financial Report.pdf

Grounds – Vision Group Report8-9-2018.pdf

Vision Implementation – Board Presentation.pdf