

CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
A Corporation Not-for-Profit
Thursday, August 26, 2021 at 6:00pm
Held at: Celebration Cape Pavilion (203 Destiny Circle, Cape Coral, FL 33990)

CALL TO ORDER

Art Haase, Board President, called the meeting to order at 6:00pm.

CERTIFYING MEETING QUORUM

A Board quorum was established with Art Haase (President), Susan Dyszel (Treasurer) and Linda Foreman (Secretary) present. (No representative from Tropical Isles Management was present.)

PROOF OF NOTICE OF MEETING

Notice was posted 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

Motion to approve the minutes from the July 13, 2021 Meeting of the Board of Directors. Motion was made by Linda Foreman, seconded by Susan Dyszel, with all voting in favor. Motion carried with 3 votes.

Motion to approve the minutes from the August 15, 2021 Special Meeting of the Board of Directors. Motion was made by Susan Dyszel, seconded by Linda Foreman, with all voting in favor. Motion carried with 3 votes.

NEW BUSINESS

APPOINTMENT OF NEW MEMBER TO THE BOARD

We are pleased to announce that Larry Ferris has volunteered to serve on the Board of Directors. His participation is much needed and appreciated. He fills the vacant fifth director spot on the Board.

BUDGET COMMITTEE

Susan Dyszel would like to thank those who volunteered to serve on the Budget Committee. Reviewing our financials and setting the budget for the following year is a very important task for this Community. The Committee members are John Franklin, Michele Hurrelbrink, Rochelle Meeks, Don Montgomery, Cecily Yeatter. Meetings will be held via Zoom. All members of the Association are invited to attend, and are encouraged to participate by submitting questions or concerns by email to Susan Dyszel for discussion during one of the meetings. The goal of the committee is to have the 2022 budget ready to present to the Membership at the November 4, 2021 Budget Meeting.

Motion to approve the formation of the Budget Committee and appointment of the volunteer members who will serve on this Committee. Motion was made by Art Haase; seconded by Larry Ferris. With all voting in favor, the motion passed with four votes.

ARCHITECTURAL REVIEW BOARD

Motion to approve the Architectural Guidelines for Home Exterior Maintenance dated August 2021, and to distribute to all homeowners. Motion made by Larry Ferris; seconded by Susan Dyszel. With all voting in favor, the motion passed with four votes.

COMMON AREAS - GENERAL

Contracted work is not being performed by Everyday Maintenance as expected.

- Trimming of shrubs and other plants in the community has fallen behind schedule. Work is expected to begin on August 26, 2021.
- Weeds are overgrown in many common areas. When Everyday was asked about this situation, they responded that a homeowner identified themselves as a Board member and told the onsite crew not to spray RoundUp on these areas. No such directive was authorized by the Grounds committee or by any member of the Board. Homeowners are reminded that they should not provide any work directions to the onsite landscaping crews. All issues are to be directed to grounds@celebrationcape.org. The weed prevention system will resume the next time the landscaping crew is in the neighborhood.
- Dick Dyszel will follow up with Everyday Maintenance on other outstanding issues:
 - Quotes for various landscaping projects that were approved by the Board on July 13, 2021.
 - Replacement of glass gazing ball that was broken by landscaping crew.
 - Lack of trimming around planting beds and along edging borders.

EXTERIOR WALL BREACHES

Art Haase spoke to John Easterday (Everyday Maintenance). Work to repair the breaches under the South wall will begin the week of August 30, 2021.

FLOODING ISSUES ALONG SOUTH WALL

Cape Coral Code Compliance received another complaint from Christopher Doyan (239 SE 9th Terrace) claiming that Celebration Cape is at fault for the excessive amount of water that accumulates at his property during heavy rain events.

Art Haase followed up with Jim Mulligan (Code Compliance) who was not aware of the corrective actions that the Association had already performed—and will be taking—to correct the breaches and to restore the berms along the south wall. The Board will direct Tropical Isles to keep Code Compliance and the City Engineer fully apprised of all repairs and restoration work that we take in regard to this ongoing issue.

GATE CALL BOX REPLACEMENT

The Board has received quotes for call box replacements from three vendors. One vendor has been onsite to review their proposal and to discuss the possibility of moving away from a landline connection to a cellular service. After taking several measurements, it was determined that there is insufficient cellular signal strength in the area to move in this direction.

A second vendor will be onsite on August 30 to discuss the details of their proposal and the option of switching from a landline to cellular service.

Further discussion points focused on details for maintenance agreements and database management. The proposed vendor estimates currently include the continued use of existing gate remote transponders. It was suggested that instead of using the gate remotes, the Association consider the possibility of switching to fob devices or RFID vehicle tags for gate entry. Dick Dyszel will follow up on the feasibility of this suggestion.

The Board expects to receive finalized proposals and maintenance plans from the vendors by August 31, 2021.

OPEN FORUM / OWNERS COMMENTS

With no other business to discuss, Art Haase announced that he and Robyn have sold their house in Celebration Cape, with an anticipated closing date of September 15, 2021. Art's departure from the community will effectively

end his term as Board President as of that date. The Board and other members of the Association present at the meeting thanked Art for his volunteer efforts and service to the community.

NEXT MEETING

A Special Meeting of the Board of Directors is tentatively scheduled for Thursday, September 2, 2021 at 6:00pm. The purpose of this meeting is to discuss quotes and approve a recommendation for a new gate call box system.

ADJOURNMENT

Motion to adjourn the meeting. Motion was made by Susan Dyszel; seconded by Larry Ferris. With all voting in favor, the meeting was adjourned at 6:50pm.

Respectfully submitted,

Linda Foreman
Secretary, Board of Directors
Celebration Cape Association

(The preceding minutes were approved by the Board of Directors on September 27, 2021)