

CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.  
**BOARD OF DIRECTORS MEETING**  
*A Corporation Not-for-Profit*  
Monday, September 27, 2021 at 6:00pm  
Held at: Celebration Cape Pavilion (203 Destiny Circle, Cape Coral, FL 33990)

**CALL TO ORDER**

Susan Dyszel, Board Treasurer, called the meeting to order at 6:00pm.

**CERTIFYING MEETING QUORUM**

A Board quorum was established with, Susan Dyszel (Treasurer), Linda Foreman (Secretary), Larry Ferris (Director) and Tom Wink (Director) 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 August 26, 2021 - Meeting of the Board of Directors.** Motion was made by Linda Foreman, seconded by Tom Wink, with all voting in favor. Motion carried with 4 votes.

**Motion to approve the minutes from the September 2, 2021 - Special Meeting of the Board of Directors.** Motion was made by Larry Ferris, seconded by Tom Wink, with all voting in favor. Motion carried with 4 votes.

**NEW BUSINESS**

APPOINTMENT OF NEW MEMBER TO THE BOARD

Since the departure of Art Haase as a Member of the Association and as Board President, there was a need to fill the role of the 5<sup>th</sup> director on the Board. Jim Arnold has volunteered to serve in this capacity. We welcome Jim back to the Board.

ORGANIZATION OF THE BOARD

**Motion to nominate Larry Ferris to the office of Board President.** Motion was made by Linda Foreman, seconded by Jim Arnold, with all voting in favor. Motion carried.

**Motion to nominate Jim Arnold to the office of Board Vice President.** Motion was made by Larry Ferris, seconded by Tom Wink with all voting in favor. Motion carried.

Larry and Jim's service to the Board will be in effect until the Annual Meeting, scheduled for March 10, 2022.

ARCHITECTURAL REVIEW BOARD

The process is going well. Submissions are reviewed on a regular basis. There have been a couple of timing issues with delayed work starts and permits expiring. When that happens, Tropical Isles will request permit extensions and updated Liability Certificates.

## SOUTH WALL

Interior berm restoration and filling of specific breaches was completed. A request for proposal was submitted to Everyday Maintenance for exterior berm restoration at specified locations. The City of Cape Coral and the Southwest Florida Water Management District have been informed of our plans for these repairs.

Larry Ferris asked that Wall Maintenance become properly funded, perhaps as a component of the Operating budget, since repairs and maintenance are an ongoing expenditure, and that the Association is responsible for the proper functioning of the berm and swales. There is currently no program or regular plan for maintaining the wall components.

## PERIMETER WALL CLEANING

The Board is aware of the unsightly mold and mildew accumulation and discoloration along many sections of the perimeter wall. Most recently, Dick Dyszel and Tom Wink walked around the wall and confirmed these conditions.

Larry Ferris suggested that regular wall cleaning is covered in the budget as a recurring maintenance expenditure. Susan Dyszel noted that interior and exterior wall maintenance is covered in the Reserves fund.

Dick Dyszel asked the Board for permission to seek incremental bids for cleaning the wall. Part 1 of the quote would be for cleaning only the South portion of the wall. Part 2 of the quote would be for the remaining three sections of the wall. Based on the results of the South wall cleaning, the Association may choose to have the first contractor clean the remaining sections or hire a different contractor. Vendors submitting estimates need to be aware of the limited sources of water and ensure they can access all sections of the wall.

**Motion to seek estimates for cleaning the exterior wall. Bids to contain two separate quotes: #1) south wall and #2) three other wall sections.** Motion was made by Jim Arnold, seconded by Tom Wink with all voting in favor. Motion carried.

Dick asked that another community member volunteer to walk the exterior of the wall on a regular basis (monthly?) to observe where and what type of maintenance might be needed, especially to ensure that the swale is properly cleared and maintained.

## CLEANING OF COMMON AREA HARD SURFACES

Susan stated she had received two bids from AAA Pressure Washing: 1) \$2600 to clean the sidewalks and gulleys, 2) \$150 to clean the pavilion. Cleaning of the neighborhood hard surfaces is a recurring expense covered in the Operating budget. The contractor is also offering their services for driveways, etc. at the homeowners' expense.

**Motion to approve the quotes from AAA Pressure Washing to clean the sidewalks and gulleys (\$2600), and \$150 to clean the pavilion.** Motion was made by Larry Ferris, seconded by Susan Dyszel with all voting in favor. Motion carried.

## GATE CALL BOX REPLACEMENT

A new gate call box has been ordered. Tropical Isles is compiling a list of homeowner names and phone numbers for the initial database upload. It is anticipated that the new call box will be installed and activated within the next few weeks. The existing gate remotes are compatible with the new system.

Larry Ferris asked if we have the option of replacing the current (batch loaded) gate remotes, for clickers that are assigned to specifically to a homeowner and individually activated (or deactivated) as needed. This process would offer an increased level of security.

Dick Dyszel replied that the new DoorKing entry system can be expanded to accomplish that objective. He will investigate the costs related to this option.

#### BUDGET COMMITTEE

Susan Dyszel reported that the Budget Committee has already held three meetings (via Zoom) to review the Operating and Reserves budgets. The committee is scheduled to hold additional meetings to sufficiently prepare and finalize a proposed 2022 budget before the next Board meeting. John Franklin has offered to host WebEx sessions to avoid the 40-minute Zoom session constraints.

#### **OPEN FORUM / OWNERS COMMENTS**

##### IRRIGATION ISSUES

The irrigation system at several homesites is not activating as scheduled. Dick has contacted Tony at Everyday Maintenance to check for errors in the programming and/or that the timers are operating correctly. Dick will continue to follow up on this issue.

##### FOUNTAIN

It has been observed that the output flow of the fountain is greatly diminished. Dick will contact Solitude for follow up.

##### HOME MAINTENANCE

Several members of the Association have addressed the Board about the dire need for home maintenance at many homes in the community. The Board requested the compilation of a list that identifies the locations and deficiencies to be addressed.

#### **NEXT MEETING**

The next meeting of the Board of Directors and the Budget Presentation is scheduled for Saturday, October 23, 2021 at 9:30am at the Pavilion.

#### **ADJOURNMENT**

**Motion to adjourn the meeting.** Motion was made by Jim Arnold, seconded by Susan Dyszel. 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 October 23, 2021)*