

CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
A Corporation Not-for-Profit
Saturday, October 23, 2021 at 9:30am
Held at: Celebration Cape Pavilion (203 Destiny Circle, Cape Coral, FL 33990)

CALL TO ORDER

Larry Ferris, Board President, called the meeting to order at 9:30am.

CERTIFYING MEETING QUORUM

A Board quorum was established with Larry Ferris (President), Susan Dyszel (Treasurer), Linda Foreman (Secretary), 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 September 27, 2021 – Special Meeting of the Board of Directors. Motion was made by Linda Foreman, seconded by Susan Dyszel, with all voting in favor. Motion carried with 4 votes.

OLD BUSINESS

GATE CALL BOX REPLACEMENT

The new gate call box system has been installed. Remote devices are only active when linked to a specific homeowner's name. All four gate panels have had new batteries installed and were tested for emergency opening in case of a power failure.

SOUTH WALL – BERM / SWALE

As a temporary measure, volunteers applied Quikrete to several washout breaches. After contacting multiple contractors, only one has provided an estimate for restoration and grading of the berm/swale along the entire length of the South wall. Board and Grounds representatives will meet with engineers from South Florida Water Management and the City of Cape Coral to discuss options for a permanent solution to the drainage issues in this area.

Motion to pre-approve the expenditure of up to \$25,000 if a suitable estimate is received. The purpose is to avoid the need for a Special Board Meeting and to be able to start the work as soon as possible. Motion was made by Linda Foreman, seconded by Susan Dyszel, with all voting in favor. Motion carried with 4 votes.

IRRIGATION – TIMER #3

Everday Maintenance installed the replacement module for Timer #3.

FOUNTAIN

It was observed that the fountain pump was not working properly. Solitude Lake Management will replace capacitor #2 to resolve the problem.

NEW BUSINESS

BOARD MEETING SUMMARIES

In the spirit of keeping homeowners apprised of Board and Committee actions, Larry Ferris proposed the idea of having a volunteer compile a brief summary for distribution shortly after Board meetings. Such summaries would not be official records of the Association. Anyone interested in volunteering for this role should follow-up directly with Larry.

BUDGET COMMITTEE – PRESENTATION OF PROPOSED 2022 BUDGET

Susan Dyszel (Budget Committee Chair) thanked everyone who served on the Budget Committee and reminded all homeowners that the Budget Approval meeting is scheduled for November 4, 2021. A copy of the proposed operating and reserves budget will be distributed to all homeowners prior to that meeting.

On a positive note, the Committee received quite a bit of community input from other homeowners. However, it must be noted that Association-related costs are increasing. The Association needs to identify and properly fund critical recurring expenditures (e.g., cleaning and painting of exterior wall), while balancing the need to maintain sufficient reserve funds. The Board understands that several factors must be considered when setting the Association's budget and acknowledges that a large increase in HOA dues could be a financial burden on individual homeowners.

HOME MAINTENANCE – COMPLIANCE WITH CC&RS

A group of community volunteers presented the Board with a list of maintenance deficiencies at specific homesites.

Motion to set up a notification process, whereby Tropical Isles will communicate directly with homeowners. Motion was made by Linda Foreman, seconded by Susan Dyszel, with all voting in favor. Motion carried with 4 votes.

A friendly reminder letter will be sent to those homeowners cited, asking them to comply with homesite maintenance provisions as stated in our CC&Rs.

COMMUNITY SOCIAL EVENT - PICNIC

Larry Ferris requested that the Board authorize the use of Association funds to cover the cost of burgers, hot dogs, buns and condiments for a community picnic, which would be held in early 2022.

Motion to approve up to \$250 of Association funds for community picnic food items. Motion was made by Susan Dyszel, seconded by Linda Foreman, with all voting in favor. Motion carried with 4 votes.

Brian and Rochell Meeks volunteered to obtain the burgers, hot dogs, etc. and organize the community cookout.

OPEN FORUM / OWNER COMMENTS

Dick Dyszel asked for volunteers who would be available for minor grounds-related projects.

A request was made to the Board to consider modifications to ARTICLE XIII of the CC&Rs, that would limit the number of home rentals in the community.

NEXT MEETING

