

# CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

*A Corporation Not-for-Profit*

Sunday, February 6 at 1:00pm

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 1:00Pm.

### CERTIFYING MEETING QUORUM

A Board quorum was established with Larry Ferris (President), Jim Arnold (Vice 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 October 23, 2021 Board of Directors Meeting.** Motion was made by Jim Arnold, seconded by Susan Dyszel, with four Board members voting in favor. Motion carried with 4 votes.

**Motion to approve the minutes from the November 4, 2021 Board of Directors/Budget Meeting.** Motion was made by Jim Arnold, seconded by Susan Dyszel, with four Board members voting in favor. Motion carried with 4 votes.

### OLD BUSINESS

#### SOUTH WALL – BERM / SWALE

**Motion to approve Quote 921 from Everyday Maintenance in the amount of \$46,814.00.** Motion was made by Jim Arnold, seconded by Susan Dyszel, with four Board members voting in favor. Motion carried with 4 votes.

NOTE: The work to restore/repair the berm and swale along the entire length of the interior south wall is expected to start the week of February 28, 2022.

### NEW BUSINESS

#### GROUNDS REPORT (PRESENTED BY DICK DYSZEL)

Attached as Exhibit A

#### TREASURER'S REPORT (PRESENTED BY SUSAN DYSZEL)

**Motion to transfer \$7814 from Retained Earnings to the Reserves account.** Motion was made by Susan Dyszel, seconded by Jim Arnold, with all voting in favor. Motion carried with 5 votes.

#### ARCHITECTURAL REVIEW BOARD

**Motion to appoint Christine Schielzo and Cindee Picklo to the ARB.** Motion was made by Susan Dyszel, seconded by Jim Arnold, with all voting in favor. Motion carried with 5 votes.

Architectural Guidelines and ARM Processes were discussed. It was suggested that homeowners display sample of new paint color on side of house for review by ARB committee. The Guidelines document will be updated with contact information for Gisellie Alvarado, the new liaison at Tropical Isles.

#### HOMESITE MAINTENANCE (PRESENTED BY COMPLIANCE COMMITTEE)

1<sup>st</sup> notices have been sent out to owners of homes identified for maintenance attention. 2<sup>nd</sup> notices will be sent out to those who have not complied with home maintenance requirements.

#### HOLIDAY DECORATIONS

**Motion to approve expenditure of \$204.40 and reimburse Christine Schielzo in the same amount to cover cost of community holiday decorations.** Motion was made by Susan Dyszel, seconded by Jim Arnold, with all voting in favor. Motion carried with 5 votes.

Reminder: all community expenditures need to be approved in advance before funds are spent.

#### CC&RS AMENDMENTS

The CC&Rs need to be reviewed for potential amendments and to comply with FL Statutes Ch 720. Specific areas of concern will be identified and reviewed in consultation with an attorney.

#### COMMUNITY SOCIAL EVENT - PICNIC

Picnic is scheduled for Saturday, February 12. Brian and Rochell Meeks are organizing the event. Brandon Samatowitz donated his grill for community use. Volunteers are needed for table set-up and clean-up efforts.

#### **OPEN FORUM / OWNER COMMENTS**

Dick Dyszel noted 1) the exterior walls will need to be cleaned once the swale/berm restoration project is completed; 2) the light on the fountain needs to be replaced; 3) volunteers needed to perform rust removal on tables at Pavilion.

Larry Ferris stated that the Second Notice of a Members' Meeting and Election of the Board of Directors of Celebration Cape Homeowners' Association has been mailed out to all owners. He encourages everyone to attend and submit their proxy votes.

Tom Wink announced that he and his wife are moving out of the community. His service on the Board of Directors will end with his departure.

#### **NEXT MEETING**

The next meeting of the Board of Directors and Annual Membership Meeting is scheduled for Thursday, March 10, 2022 – 6:00pm at the Pavilion.

#### **ADJOURNMENT**

**Motion to adjourn the meeting.** Motion was made, with all voting in favor, to adjourn the meeting at 2:00pm.

Respectfully submitted,

Linda Foreman  
Secretary, Board of Directors  
Celebration Cape Association

*(The preceding minutes were approved by the Board of Directors on April 9, 2022)*

**Celebration Cape Board of Directors Meeting Minutes  
February 6, 2022**

Exhibit A

Grounds Report to the Celebration Cape HOA Board of Directors  
Feb. 6, 2022

The west part of the entrance gate has stuck in a partially open position twice since the beginning of the year. The first time it seemed to correct itself, although Diamond Access had been called to check it out. The second time, about a week ago, I checked the fuses on that opener to see if we had been blown. The fuses were intact, but when I reinstalled them the gate came to life. Figuring it may be bad contacts, I sprayed them with DeOxit and re-installed the fuses. I also had Jason from Diamond access come out to check that opener. He found nothing wrong and the gate has worked properly since.

Everyday Maintenance has a new Irrigation Manager. His name is Rick Graham and I have sent him a letter of introduction explaining the peculiarities of our irrigation system as far as maintenance responsibility is concerned.

On the subject of irrigation, I would like the board to try and develop a better way of dealing with the irrigation problems that crop up with every wet check. Currently, every resident and/or property owner that has a flag on their property receives a letter, authorized by the board on Sept. 25, 2019. This letter gives the recipient 10 days to fix the problem or have Tropical Isles call Everyday to fix the problem at the cost to the property owner.

In reality, this really can't happen because there is no way to verify that the repair was actually needed or the repair has been made. It relies solely on the honesty of the home owner. This has worked moderately well, but, there are more flags that hang around for months. Have they been ignored? Have they been fixed and the flag left in place? Is a repair that has been made by the homeowner acceptable?

We are coming up to the worst part of dry season and having a working irrigation system is going to be important to everyone. For the current system to work, we need a person or persons to verify that repairs were needed and if so, were they made to correctly restore the system. If not they would have to contact Tropical to start the repair process.

That being said, to the best of my knowledge no one has checked with Everyday as to how such calls are to be billed; to the HOA, which would then pass the costs on to the home owner, or directly to the home owner.

Personally, I opposed this system as unworkable back in 2019. I only agreed to send out the initial letter and I have no interest in doing any of the needed followup.

To me the best solution is the one used by nearly every other HOA community and that is to have Everyday, do the needed repairs as the problems are discovered. This eliminates the service charge to come out again to fix the problem and makes life a bit easier for all the residents. Yes, it would cost the HOA more, but I feel it would be worth investigating what the cost might be. Maybe we could run a test program for a quarter and see what the costs might be.

But the bottom line is that the current system is broke and need to be fixed or eliminated.

Dick Dyszel  
Grounds