

CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.

EMERGENCY BOARD OF DIRECTORS MEETING

A Corporation Not-for-Profit

Sunday, October 2, 2022 at 1:00pm

Held at: Driveway of 287 Destiny Circle, Cape Coral, FL 33990

This meeting was called and held pursuant to 2022 Florida Statute 720.316 - Association Emergency Powers in response to the September 28, 2022 community impact from Hurricane Ian. The Board of Directors exercises its right to conduct this and other emergency meetings, communicate with Association members, enter contracts, and take any other actions for all necessary repairs and debris removal due to this natural disaster.

CALL TO ORDER

Larry Ferris, Board President, called the meeting to order at 1:02pm.

CERTIFYING MEETING QUORUM

A Board quorum was established with Larry Ferris (President), Jim Arnold (Vice President), Susan Dyszel (Treasurer), Linda Foreman (Secretary) and Lori Gripentrog (Director) present. *(No representative from Tropical Isles Management was present.)*

PROOF OF NOTICE OF MEETING

Due to the serious infrastructure damage to the area, internet communications were not available to send an email notice or to post on the community website.

Notice was posted on handwritten signboards erected at two locations within the community.

Notice of the meeting was communicated verbally to Association members, and by text messaging as possible.

PRIOR MINUTES

Not applicable.

NEW BUSINESS

ROOF REPAIRS

Motion to allow homeowners the opportunity to submit ARMs for the installation of metal roofing surfaces, in addition to the already approved asphalt shingles. Motion was made by Susan Dyszel, seconded by Lori Gripentrog, with all Board members voting in favor. Motion carried with 5 votes.

All roof repair/replacement projects must be submitted and approved by the Architectural Review Board. Homeowners will need to provide a complete ARM packet that includes contractor's information, and all material specifications for the roof to be installed.

Due to the current absence of electronic communications, ARMs cannot be submitted until further notice.

COMMUNITY CLEAN-UP AND RESTORATION

The Association is responsible for coordinating the clean-up and restoration of community property and areas, along with associated costs.

Motion to contact vendors and authorize the expenditure of funds necessary to expedite necessary tree-trimming and the removal of vegetative debris in common areas. Motion was made by Susan Dyszel, seconded by Linda Foreman, with all Board members voting in favor. Motion carried with 5 votes.

Dick Dyszel will contact Everyday Maintenance for this service and to ensure that the irrigation system is properly restored once the vegetative debris is removed.

Board Actions

Gate: Authorization for Diamond Access to perform work necessary to evaluate and restore gate to full operating condition.

Pavilion: Authorization to obtain professional evaluation of the Pavilion in its current condition, and to determine if the structure can be restored or needs to be demolished. Appropriate contractors to be hired as needed. Pavilion area is cordoned off for safety reasons.

OPEN FORUM

GENERAL STATUS – UTILITIES

Water: The City of Cape Coral is currently unable to provide water service. Once the system is gradually restored, please limit use of toilets and sinks, as excessive use could lead to water back flow to homes.

Electricity: There are 3 main power lines into Cape Coral; one is being used for emergency purposes, the other two are down. Before LCEC starts the process of restoring the grid, please turn off main house breakers and minimize heavy-load usage. If your post lamp has been damaged, please cover any exposed wires.

OWNER RESPONSIBILITIES

Owners are responsible for making any and all necessary repairs to individual homesites. Owners who are currently not in the area need to make arrangements to contract for such services at their properties.

NEXT MEETINGS

The Board of Directors (Budget Presentation) meeting scheduled for Wednesday, October 5, 2022 IS CANCELLED.

The next Board of Directors (Budget Approval) meeting is scheduled for Thursday, November 3, 2022 at 6:00pm.

ADJOURNMENT

Motion to adjourn the meeting. Motion was made by Jim Arnold, seconded by Susan Dyszel, with all voting in favor to adjourn the meeting at 1:39pm.

Respectfully submitted,

Linda Foreman
Secretary, Board of Directors
Celebration Cape Association

(The preceding minutes were approved by the Board of Directors on January 10, 2023)