

CELEBRATION CAPE HOMEOWNERS ASSOCIATION, INC.
SPECIAL MEETING OF THE BOARD OF DIRECTORS

A Corporation Not-for-Profit
Saturday, March 27 at 10:30 AM
Held via ZOOM

CALL TO ORDER:

Art Haase, President, called the meeting to order at 10:30 AM.

CERTIFYING OF BOARD QUORUM:

A Board quorum was established with Art Haase, Susan Dyszel, and Tom Wink present. (There was no representative from Tropical Isles Management present at this meeting.)

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: As this was a noticed as a Special meeting, no prior minutes were approved. Minutes from the previous Board meeting will be approved at the next regular meeting.

NEW BUSINESS:

1. Letter and email from tropical Isles to Reginald Castor #300 Destiny Circle regarding the current renters in his home.
 - a. Motion was made by Susan Dyszel and seconded by Tom Wink to direct Tropical Isles to send Reginald Castor a letter by registered mail and accompanying email regarding the occupants of his home at #300 Destiny Circle and requesting that if they are renting that the proper procedures and forms be filed according to the rules outlined in the CCRs.
 - b. Motion carried with all in agreement. Susan Dyszel will contact Tropical Isles.

Amendment: Upon further investigation, it appears the Mr. Castor DID file the required pre-leasing documentation with Tropical Isles. Tropical Isles did not convey this information to the Board. The Board apologizes to Mr. Castor.

2. Letter from Tropical Isles to the owners of 140 SE 8th Street Cape Coral, 33990 regarding the fencing they installed in the Northwest Sale of Celebration Cape
The Board did not need to make a motion on this item. Tropical Isles has sent a letter to the owners requesting that the fence be removed within ten days. The situation will be monitored to insure that the fence is removed.

3. A question was raised about the process that new homeowners interact with Tropical Isles for gate access, both keys and gate access listings. Tropical Isles personnel cannot be reached by phone and the process should be better. It was decided to bring up the topic of management companies at the next meeting.

COMMUNITY COMMENTS

Community members Don Montgomery, Larry Ferris, Dave Hurrelbrink and Michelle Hurrelbrink participated in the meeting. Questions were raised about the process of renting your home and the responsibilities of the homeowner who has renters. An additional question was raised on whether the decision of the Board regarding community paint colors had been distributed.

NEXT MEETING - The next meeting of the Board of Directors has been scheduled for April 17, 2021 at 10:30 AM at the Pavilion.

ADJOURNMENT - Motion to adjourn the meeting was made by Tom Wink and seconded by Susan Dyszel with all in agreement at 10:58 am.

Respectfully submitted,

Susan Dyszel.
Acting for the Secretary, Board of Directors
Celebration Cape Association

(The preceding minutes were approved by the Board of Directors on April 17, 2021)