

CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.

SPECIAL MEETING OF THE BOARD OF DIRECTORS

A Corporation Not-for-Profit

Sunday, August 15, 2021, at 1:00pm

Virtual meeting was held via ZOOM

CALL TO ORDER:

Art Haase, President, called the meeting to order at 1:00pm.

CERTIFYING OF BOARD QUORUM:

A Board quorum was established with Art Haase (President), Susan Dyszel (Treasurer), and Linda Foreman (secretary) 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: As this was 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:

Review Quote #460 and Quote #478 from Everyday Maintenance, which detail proposed scope of work to re-create berm, install cement and fill dirt to reduce excessive water flow at three specific locations under the south wall.

Discussion Comments/Notes

The breaches were caused by forceful water washouts, due to severe weather caused by Tropical Storm Elsa on approximately July 6, 2021. The breaches are located under exterior wall panels at the rear of properties #235, #259 and #263.

It should be noted that the Association is taking emergency action to fill these gaps and restore the landscape berm.

Motion to approve the scope of work as detailed in quote #460 and quote #478 from Everyday Maintenance, for a total expenditure of \$2332, and to grant Susan Dyszel the authority on behalf of the Board to sign-off on the quotes and direct Everyday Maintenance to perform the work as approved. Motion was made by Susan Dyszel, seconded by Linda Foreman. All voted in favor. Motion carried.

The Board has been advised that Everyday Maintenance is at least two weeks' out for scheduling new projects. We will request that they schedule this work as soon as possible.

The homeowners at #263 will be notified by email of the work to be done behind their property, since they are currently not in the community.

COMMUNITY COMMENTS

Anticipating that further washouts or breaches will probably occur along the south exterior wall, it was suggested that the Association consider plans for a Phase 3 Swale Restoration project running from the SW corner of the wall up to the location of the first drain.

NEXT MEETING - The next meeting of the Board of Directors is scheduled for August 26, 2021, at 6:30pm at the Pavilion.

ADJOURNMENT - Motion to adjourn the meeting was made by Art Haase, seconded by Susan Dyszel with all in agreement at 1:17pm.

Respectfully submitted,

Linda Foreman
Secretary, Board of Directors
Celebration Cape Association

(The preceding minutes were approved by the Board of Directors on August 26, 2021)