

**CENTER GATE ESTATES VILLAGE CONDOMINIUM ASSOCIATION,
SECTION III, INC.
BOARD OF DIRECTORS MEETING
March 8, 2017**

A Board of Directors Meeting of Center Gate Estates Village Condominium Association, Section III, Inc. was held on March 8, 2017, at the Center Gate III Ramada (pool area), Sarasota, Florida, at 4:00 PM, to conduct the business of the Association. Directors present were Edith Dennis, Donna Luther, Verna Williams, and Ronald Schwied. Absent was Sally Wolfe. Representing Allure Property Management, Inc. was Ms. Toler.

1. CALL TO ORDER

Ms. Dennis called the meeting to order at 4:00 PM.

2. VERIFICATION OF A QUORUM

Ms. Dennis verified that with four (4) Directors present a quorum of Directors was established.

3. PROOF OF PROPER NOTICE

Ms. Dennis confirmed the meeting was held in accordance with Proper Proof of Notice.

4. WAIVE THE READING OF AND APPROVE THE FEBRUARY 15, 2017 BOARD MEETING MINUTES

Ms. Williams made a motion, which was seconded by Ms. Dennis, to waive the reading of and approve the February 15, 2017 Board meeting minutes. *The motion carried unanimously.*

5. OFFICERS' REPORTS

There were no Officers' reports given.

6. COMMITTEE REPORTS

- Landscape and irrigation. (Edith Dennis for Sally Wolfe) The Committee is still looking into the fungus that is spreading to some of the hedges and replacement of those hedges.
- Social (Ron Schwied for Jean Schwied). The March gathering is tonight. With the April gathering suggest everyone bring a side dish. Mr. Schwied also suggested collecting owner email addresses to send social event information.
- Pool. There was no report given.

7. OWNERS' COMMENTS ON AGENDA ITEMS ONLY

-- Owner 4583 reported irrigation issues in the back yard by the cement block for Wilhelm to check.

-- Owner 4454 also reported irrigation issues in the back yard for Wilhelm to check.

8. UNFINISHED BUSINESS

- Continue discussion on fountain installation. Mr. Schwied talked to Prokop Management and Ken Prokop said it would be okay for Center Gate III to install a fountain in the lake. Center Gate III would be responsible for maintaining the fountain. If approved, a letter would need to be sent to the Master Association regarding the installation. The Master Association would continue to maintain the lake. It is no longer a State requirement to install anything to make the lake better. Mr. Schwied also talked to Lake Doctors on costs to install a fountain. Lake Doctors stated that the cost would depend on various factors but they do suggest a quarterly cleaning at a cost of \$500 per year. There is no moving forward on this topic because of costs and little interest in spending funds.

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- Update on removing and replacing the Ramada cabinets and faucet. There was no update given.

9. NEW BUSINESS

- Discuss for resolution gutters and downspouts as part of the roof. Ms. Williams stated that since the roof is owner responsibility, the gutters and downspouts should be part of the roof as an owner responsibility. Many owners over the past years have taken care of their gutters and downspouts. This discussion was tabled pending further research on responsibility.

10. DATE OF THE NEXT MEETING

The date of the next meeting is Wednesday, April 12, 2017, at 4:00 PM – Ramada (pool area).

11. ADJOURNMENT

With no further business, the meeting was properly adjourned at 4:21 PM.

Respectfully Submitted, Monique Toler, LCAM and Assistant Secretary