

**CENTER GATE ESTATES VILLAGE
CONDOMINIUM ASSOCIATION SECTION VII, Inc.
BOARD MEETING**

Monday, August 4, 2025, 10:00 a.m. at the Pool Ramada

CALL TO ORDER

The meeting was called to order by President Chuck Pappas, at 10:00AM. Vice-President, Terry Campbell; Treasurer, Diane Treharne and Secretary, Lonna Harris were in attendance.

MEMBERS IN ATTENDANCE

Joan Hamill, Jim and Karen Bermel, Joan White, Cathy Packwood and Sandy Sarrubo

PURPOSE OF MEETING

Regular Board Meeting

MEETING MINUTES from the last board meeting were read and approved. Minutes were also read from the town hall meeting, held rather than the annual meeting. They were also approved. Meeting agendas and minutes are to be posted on our website.

FINANCE REPORT: Currently the association has approximately \$19,000 in operating funds and approximately \$41,000 in reserves. \$3,000 in past due dues have recently been collected. Diane collected the boxes of our association records formerly held by Prokop. They are labeled but upon examination, she found they contain miscellaneous materials. She is in the process of going through each box carefully so that our records may be correctly filed going forward.

Currently our bank representative is being replaced. Everything is balanced except for deposits. We are still waiting for the deposits for the past two months.

SPRINKLERS

The well was replaced, but the sprinklers still aren't working properly. Chuck said that we need to do a walk around to check all the heads while in use. Fred will contact Garcia to arrange for that. Further discussion of the sprinklers was tabled until that check has been done.

CABLE TV/COMCAST

Fred has been working on a new contract with Comcast. The current contract expires on 12/31/25. The thinking is that a two-year contract would be best with no Evergreen clause (a clause that allows automatic rollover to the next year.) Fred explained that he needs to move up the chain at the "bulk" department to deal with someone who negotiates contracts. At present, it is thought that the contract will bundle basic cable with internet. Karen Bermel expressed concern with that, as they don't use Comcast for internet but they will be paying for it with such a contract. When we have something

more concrete we will revisit this issue along with more information at the next board meeting.

The meeting was opened up for discussion/ questions from the members.

Joan Hamill asked that the hedge behind her home and that of her nearby neighbors be filled in. It has been almost gone since last year's hurricane. Chuck responded that we are limited to the funds we have. We are already over budget for trees due to clean-up for the hurricane.

Sandy Sarrubo talked about the dead grass in front of her condo. It is thought that this is caused by a fungus. Terry will contact Zack at Greenway regarding the problem as it exists in a few other areas as well.

The next board meeting will be held on Monday, August 22nd at 10:00am.

ADJOURMENT –Chuck adjourned the meeting at 10:55 a.m., Terry 2nd.