

CENTER GATE ESTATES VILLAGE
CONDO ASSOCIATION SECTION VII, INC.
BOARD MEETING MINUTES

Friday, September 26, 10:00am 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; Director, Fred Packwood and Secretary, Lonna Harris were in attendance.

MEMBERS IN ATTENDANCE

Joan Hamill, Jim and Karen Bermel, Joan White, Cathy Packwood and Sandy Sarrubbo, Bob Murray and David Miller.

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PURPOSE OF MEETING

Budget Discussion Board Meeting

MEETING MINUTES: Those from the last board meeting were read and approved. It was noted that the date for the next meeting that appeared in the minutes was incorrect. It should have been September 22, 2025.

RESERVES: Diane took the board thru the budget projections for 2026. She began with the Reserves. Everything is on target with the exception of the painting. The amount projected for that is currently way too low. The last painting was done 6 years ago, before costs skyrocketed. Chuck suggested the board do a walk-around now to see if there are patches of paint that can be touched up. We are due to paint again in 3 years, but that will have to be extended. An estimate received by Diane is almost triple that of the amount we will have in reserves in 3 years.

BANK CHARGES: Things are now going smoother with the bank. Diane uses bank services that are free. However if it is decided to use coupon books again, that will of course, add to our banking costs.

BUILDING MAINTENANCE: We currently have \$5000 in the budget but have only spent \$2000 so far this year. Diane felt we could reduce this line item. But it was mentioned that a lot of the light poles are rusted through at the bottom and will need replacement. Also mail box replacement was mentioned as something that needs attention so that all are the same.

COMPUTER EXPENSES: Our website is in the process of being built as all Condo Associations over 25 units will be required to have websites starting in January, 2026. The monthly cost of maintenance is \$50 per month and hosting is \$400 per year for a projected total of \$1,000 annually.

IRRIGATION/IRRIGATION REPAIRS: the new proposal from the vendor, Garcia, is \$210 a month. The monthly isn't an issue; it's the repairs that are charged separately. We are over the budgeted amount for repairs already this year. Fred suggested a plan where we do an

inspection with Garcia each year. And we add a limit for repairs for each month. We could also require a phone call for permission if the repair estimate is over \$150. Chuck thought these ideas were good. We will add these to the new contract.

LAWN CARE: The contract that was submitted by our current supplier will increase. Based on that, Diane requested a proposal from another supplier. The two suppliers were \$20 apart. We are over our budget this year for extra work and fertilizer. We are getting a 10% discount from the new quote from our current supplier. Diane wants to negotiate a contract that includes extras from them as well.

SUPPLIES: Are expected to remain the same.

TREE MAINTENANCE: This year's budgeted amount was \$6,000 and we currently at \$6800 due to the hurricane last year. We have not been replacing trees as they are removed. This needs to be considered for budgeting this line item going forward.

INSURANCE: An appraisal of the property was recently completed and it has been forwarded onto our insurance broker to get quotes. In a couple of weeks, we will have a new estimate.

POOL MAINTENANCE: We are now paying \$360 a month. At present, the costs for next year are unknown. But it has been suggested we look for another supplier as this one isn't always reliable in keeping his commitments. There was a problem with the filter which controls chlorine. That has now been repaired. However, Fred mentioned that the plumbing works, having been maintained by multiple suppliers over the years, needs to be straightened out and simplified. He will address this,

CLEANING OF RAMADA: This cost will not change for 2026.

CABLE TV/COMCAST: Fred has worked out the final price with Xfinity (Comcast) at \$92.89 plus taxes, monthly for each household. This includes high-speed Internet and basic cable. This will save many residents money from their household budgets as they will no longer need to pay for their Internet because it will be included in our monthly dues. Residents will be able to add on features if they so choose, at their own cost. It was stated that there are 4 households in our development who don't use Comcast at all. We will need to finalize this line item expense at our next board meeting. Chuck wants owners to attend, if they have questions or concerns about this issue.

LEGAL: \$1200 annually

ELECTRIC AND WATER: These are expected to stay the same, although FPL has a rate increase on the table.

OPEN DISCUSSION WITH ATTENDEES: None

NEXT BOARD MEETING DATE: Friday, October 24th at 10:00am.

ADJOURNMENT: Chuck motioned to adjourn the meeting at 11:05 am and Diane 2nd.