

CENTER GATE ESTATES VILLAGE
CONDO ASSOCIATION SECTION VII, INC.
BOARD MEETING MINUTES
CGEVCA7.com

Friday, October 24, 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, Bob Murrah, Rita and Chris Heather and Cathy Bilyeu

MEETING MINUTES:

Those from the last board meeting, held on 9/24/25 were read and approved.

PRESIDENT'S COMMENTS

Chuck expressed his desire to separate Section 7 from the Master Center Gate. The primary reason being that we get no return on the annual dues we pay. There was some discussion as to others' feelings about doing so. Fred and Lonna will be attending the Master Community's annual meeting in November and will provide feedback at our next board meeting. It was requested that we ask for a copy of the Master Community's DOCS, while at the meeting.

FINANCIAL REPORT

We currently have \$49,200 in our reserves and \$13,000 in the operating account. We are ahead of our budget for 2025 by \$500, so we are on track. There are two outstanding payables that will be taken care of this month and we have only 3 residents who aren't up-to-date on their dues. Diane is in the process of bringing them current.

2026 PROPOSED BUDGET

Attached is a copy of the proposed budget that was discussed in our last meeting. There are several notable items that are bringing the monthly fees up, as discussed below:

1. Cable will be going up about \$35 per month, but it will include WIFI/Internet. This new package will include the basic cable, that we currently have, with 3 boxes and 3 voice-controlled remotes for each residence along with the Internet box at a speed of 600. The actual contract will be available next week for review and signing. We can thank Fred Packwood for negotiating these upgrades and the new contract. Once signed it will take 4-6 weeks for implementation. On a very positive note, once the new contract is signed, our condo association will receive a \$1900 bonus!
2. A small maintenance expense was added in for our new website GVEVCA7.com.
3. The lawn people have increased their fees a little from last year and we have obtained competitive bids.
4. Irrigation is giving us some issues and we are looking at alternatives, which are included in the proposed budget as well.
5. We have added some to the tree maintenance line item so we can keep the community looking good.
6. Our pool company is reluctant to give us a contract price for 2026 as he doesn't know how to predict the rising cost of chemicals, etc. We may be looking for alternatives, but have added a small increase to this line item for any surprise costs.
7. The appraisal for our section, went up 9% while insurance rates overall have gone down. We don't have a final quote yet on insurance for 2026.
8. The reserves are recommended to increase \$50 per month from the \$30 contribution of last year. This is due to the line item of repainting all the residences. We were only saving up to \$40,000 to have all 38 units painted in 4 years' time. That was grossly underestimated. We are conservatively suggesting a cost of \$2500 per unit be used as the reserve targeted amount and that brings the total projected cost to be \$95,000. To help with the increase, we are looking at painting in 5 years instead of 4 to give us extra time to save.

The board needs to make any final adjustments to this proposed budget based on final contracts and vote on the change to the reserve schedule in our next meeting.

OPEN DISCUSSION

Kathy Packwood brought up the subject of replacing the wood in our outside courtyard areas. This is a homeowner cost. Several of our homeowners have replaced the wood with a plastic component. If anyone is interested in going in on a possible group discount for wood, please contact Kathy Packwood @ kathysarasota@gmail.com

Cathy Bilyeu has asked for information on monthly COA electric bills as well as on the Condo Association's insurance policy and what it covers. Diane will get her a copy of the insurance policy and the monthly FPL bills for 2025.

NEXT BOARD MEETING DATE: Friday, December 5 at 10:00am.

ADJOURNMENT: Chuck motioned to adjourn the meeting at 10:45am and Diane 2nd.

Financial Report

For the Center Gate Estates Village Condominium Association Section VII

BoD meeting to be held at the Ramada Pool at 10am on October 24, 2025.

We currently have \$49,200 in our reserves and just over \$13,000 in the operating account. We are ahead of our budget for this year by \$500. So, we are on track.

There are a couple of outstanding payables that will be taken care of this month, and we have only 3 outstanding accounts receivables. Lots 18, 25, and 38.

Presented here is a copy of the budget that was discussed at the last meeting. There are several notable items that are bringing the monthly fees up and they are described below.

- 1 Cable has gone up about \$35 per month but now includes WIFI. This new package includes the premium cable channels that we currently have with 3 boxes and 3 voice remotes for each unit along with the internet box at a speed of 600. The contract will be available next week for review and signing. Once signed it will take 4 to 6 weeks for implementation.
- 2 We had to add in a small maintenance expense for our website. CGEVCAS7.com
- 3 The lawn people have increased a little from last year and we have obtained competitive bids.
- 4 Irrigation is giving us some issues, and we are looking at alternatives and these are reflected in this budget as well.
- 5 We have added a bit to the tree maintenance so we can keep our community looking nice.
- 6 Our pool company is reluctant to give us a contract price for the upcoming year as he does not know how to predict the rising cost of chemicals etc. We may be looking for alternatives but have added a small increase to this account for any surprise costs.
- 7 The reserves are recommended to increase to \$50 per month from the \$30 contribution of last year. This is due to the line item of painting the units. We were only saving \$40,000 to have all the 38 units painted in 4 years' time. This is grossly underestimated. We are suggesting a cost of \$2500 per unit be put in the schedule and that will bring the total projected cost to \$95,000. To help with the increase we are looking at painting in 5 years instead of 4 to give us extra time to save.

The board needs to make any final adjustments to this proposed budget and vote on the change to the reserve schedule and the 2026 budget.

Respectfully submitted by

Diane Treharne

Treasurer CGEVCAS7

CENTER GATE ESTATES VILLAGE CONDOMINIUM ASSOCIATION SECTION VII
BUDGET 2025 VS 2026

	2025	2026	PER MONTH	PER UNIT
INCOME				
PREVIOUS YEAR	\$ 10,647.00		\$ -	\$ -
Annual Dues	\$ 149,585.59	\$ 176,956.08	\$ 14,746.34	\$ 388.06
Reserve	\$ 16,854.41	\$ 22,771.92	\$ 1,897.66	\$ 49.94
TOTAL INCOME	\$ 177,087.00	\$ 199,728.00	\$ 16,644.00	\$ 438.00
EXPENSE				
Insurance Property	\$ 45,736.00	\$ 47,880.00	\$ 3,990.00	\$ 105.00
Insurance Liability	\$ 9,647.00	\$ 9,647.00	\$ 803.92	\$ 21.16
Filing Fees	\$ 152.00	\$ 152.00	\$ 12.67	\$ 0.33
Corp Fees	\$ 61.25	\$ 61.25	\$ 5.10	\$ 0.13
License	\$ 200.00	\$ 200.00	\$ 16.67	\$ 0.44
Legal Fees	\$ 200.00	\$ 1,200.00	\$ 100.00	\$ 2.63
Accountanting Fees	\$ -	\$ 400.00	\$ 33.33	\$ 0.88
Office Supplies		\$ 400.00	\$ 33.33	\$ 0.88
Postage & Printing	\$ 600.00		\$ -	\$ -
Bank Charges		\$ 490.00	\$ 40.83	\$ 1.07
Computer & Internet		\$ 1,000.00	\$ 83.33	\$ 2.19
Management	\$ 6,912.00		\$ -	\$ -
TOTAL ADMIN	\$ 63,508.25	\$ 61,430.25	\$ 5,119.19	\$ 134.72
BUILDINGS				
Repair & Maintenance	\$ 5,000.00	\$ 2,000.00	\$ 166.67	\$ 4.39
Pressure Wash	\$ 300.00		\$ -	\$ -
TOTAL BUILDINGS	\$ 5,300.00	\$ 2,000.00	\$ 166.67	\$ 4.39
GROUNDS				
Lawn Contract	\$ 35,040.00	\$ 36,600.00	\$ 3,050.00	\$ 80.26
Supplies	\$ 1,000.00	\$ 1,020.00	\$ 85.00	\$ 2.24
Turf	\$ 1,500.00	\$ 3,250.00	\$ 270.83	\$ 7.13
Irrigation Contract	\$ 2,340.00	\$ 2,520.00	\$ 210.00	\$ 5.53
Irrigation Repairs	\$ 3,000.00	\$ 3,000.00	\$ 250.00	\$ 6.58
Tree Maintenance	\$ 4,000.00	\$ 6,000.00	\$ 500.00	\$ 13.16
TOTAL GROUNDS	\$ 46,880.00	\$ 52,390.00	\$ 4,365.83	\$ 114.89
POOL				
Contract	\$ 3,840.00	\$ 4,800.00	\$ 400.00	\$ 10.53
Repairs & Maintenance	\$ 1,500.00	\$ 1,200.00	\$ 100.00	\$ 2.63
Equipment & Repairs	\$ 1,000.00	\$ 1,200.00	\$ 100.00	\$ 2.63
Rec Area Cleaning	\$ 1,080.00	\$ 1,680.00	\$ 140.00	\$ 3.68
TOTAL POOL	\$ 7,420.00	\$ 8,880.00	\$ 740.00	\$ 19.47
UTILITIES				
Cable	\$ 30,700.00	\$ 45,600.00	\$ 3,800.00	\$ 100.00
Electric	\$ 4,000.00	\$ 4,200.00	\$ 350.00	\$ 9.21
Water/Sewer	\$ 2,424.34	\$ 2,455.83	\$ 204.65	\$ 5.39
TOTAL UTILITIES	\$ 37,124.34	\$ 52,255.83	\$ 4,354.65	\$ 114.60
RESERVES	\$ 16,854.41	\$ 22,771.92	\$ 1,897.66	\$ 49.94
TOTAL EXPENSES	\$ 177,087.00	\$ 199,728.00	\$ 16,644.00	\$ 438.00
TOTAL DUE 2026		\$ 199,728.00	\$ 16,644.00	\$ 438.00

CGEVCA Section VII

Proposed

BUDGET FOR THE PERIOD

JANUARY 1, 2026 TO DECEMBER 31, 2026

[illegible]