

## MINUTES

### COUNTRY CLUB GARDENS CONDOMINIUM, INC.

Board of Directors Meeting  
February 1, 2022  
Management Professionals, Inc.  
530 Construction Lane  
Lehigh Acres, Florida

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**DETERMINATION OF QUORUM** Board members present were Dave Decker, Gloria Coleman and Jean Donnell. Allison Cefalu was in attendance for Management Professionals, Inc.

**PROOF OF NOTICE OF MEETING.** In accordance with bylaw and statutory requirements the notice of this meeting was mailed to all owners on January 18, 2022. Affidavit of mailing on file.

**CALL TO ORDER.** Dave Decker called the Board meeting to order at 10:00 am at the office of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres, FL 33936, the location specified in the meeting notice.

**WELCOME HOMEOWNERS AND GUESTS.** A quorum was not established for the Annual Members Meeting. Dave Decker welcomed Peaches Virola and Linda Johnson. He stated we will never have a quorum for a meeting as the community never really has any issues. Should we ever have to make an amendment to the Governing Documents, we will have to knock on doors. It is important that we have members willing to serve on the Board.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** Dave Decker made a motion to approve the minutes of the November 2, 2021 Board of Director's meeting. Gloria Coleman seconded the motion. Motion passed unanimously.

**TREASURERS'S REPORT.** Allison Cefalu reported the preliminary December 31, 2021 financials. Operating Account \$19,297.87, Reserve Account \$17,181.02, Accounts Receivable \$1,760.00. Assets/Liabilities & Equity \$29,238.89

**PRESIDENT'S REPORT.** Dave Decker stated we really dodged bullets this year on weather related issues. A lot of money was saved on clean-up. There were really no issues this year and even with costs rising we haven't needed to increase fees yet. He reported a letter went out to all owners reminding of rules and regulations. The letter also reminded owners of their requirement to carry H03 Insurance on their units. The letter also discussed the need for Board approval for any modifications on the exterior of the units.

There were standard irrigation repairs in 2021. Morgan checks them once a month. There are Palm trees growing into the oak trees and some are extremely high. He recommends the problem trees be removed. He will get pricing from D & D on approximately 10 trees. All were in agreement.

The Fire Department did an inspection of the community and what the county will need to do if anything before next hurricane season.

**UNFINISHED BUSINESS.** Nothing to report.

**NEW BUSINESS.** *Election of Officers.* Two (2) intents were submitted for Board positions: Dave Decker and Linda Johnson. Gloria Coleman and Jean Donnell agreed to remain on the Board. Dave Decker appointed Peaches Virola. The following nominations for Officers was submitted and accepted:

Dave Decker – President  
Gloria Coleman – Vice President  
Jean Donnell – Secretary/Treasurer  
Linda Johnson – Member  
Peaches Virola – Member

Dave Decker welcomed the new Board Members.

**DETERMINATION OF NEXT MEETING.** The next scheduled meeting to be determined.

**ADJOURNMENT** With no further business Dave Decker adjourned the meeting at 10:53 am.