

## MINUTES

### COUNTRY CLUB GARDENS CONDOMINIUM, INC.

Board of Directors Meeting  
November 30, 2023  
Management Professionals, Inc.  
530 Construction Lane  
Lehigh Acres, Florida

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**DETERMINATION OF QUORUM** Board members present were Dave Decker, Linda Johnson and Priscilla Virola. 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 November 15, 2023. Affidavit of mailing on file.

**CALL TO ORDER.** Allison Cefalu 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.

**BOARD OF DIRECTORS RESIGNATION.** Dave Decker submitted his resignation to the Board of Directors. The Members and Management THANKED Dave for his many years of service to the Country Club Gardens Community and wish him the best of luck in the future.

**BOARD OF DIRECTORS APPOINTMENT.** Priscilla Virolla and Linda Johnson appointed Beatriz Rodriguez to fill the vacancy.

After some discussion the new Board of Directors positions are as follows:

Priscilla Virola, President  
Linda Johnson, Secretary/Treasurer  
Beatriz Rodriguez. Director

**WELCOME GUESTS.** Allison Cefalu welcomed guests Lucille Thomas, Dave & Nancy Decker and Beatriz Rodriguez.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** Priscilla Virolla made a motion to approve the minutes of the February 2, 2023 Board of Director's meeting. Linda Johnson seconded the motion. Motion passed unanimously.

**TREASURER'S REPORT.** Allison presented the Board with the October 31, 2023 financial report. Operating account has a balance of \$9,746.56. Reserve account has a balance of \$26,161.66. Accounts Receivable account has a balance of \$3142.00. Priscilla Virolla made a motion to accept the October financial reports as presented. Linda Johnson seconded the motion. Motion passed unanimously.

**UNFINISHED BUSINESS.** Nothing to report.

**NEW BUSINESS.** *Owners Concerns.* Priscilla Virolla reported a tree down in rear of Easton near Dania. Management will have landscaper remove the fallen tree.

Nancy Decker requested an inspection be completed to assess the units that need power washing to remove mold/mildew.

Dave Decker reported an LCEC street light out near 338 Suffolk Court. Management will report to LCEC for repair.

D & D Tree Service submitted a proposal to trim 71 palm tree's at \$35 per tree, totaling \$ 2485. The Board requested Management obtain another proposal from Greg Tefft tree trimming as their prices are lower with same quality of work. Once we obtain the proposal from Tefft we will have the tree's trimmed. Dave Decker suggested having Tefft remove some of the palms that are unhealthy rather than trimming them.

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

**ADJOURNMENT** With no further business Priscilla Virolla adjourned the meeting at 10:53 am.