

MINUTES

COUNTRY CLUB GARDENS CONDOMINIUM, INC.

Board of Directors Meeting
November 2, 2021
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, Florida

DETERMINATION OF QUORUM Board members present were Dave Decker and Gloria Coleman. Jean Donnell was absent. 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 October 19, 2021. Affidavit of mailing on file.

CALL TO ORDER. Dave Decker called the Board meeting to order at 10:11 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. No guests.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Dave Decker made a motion to approve the minutes of the October 5, 2021 Board of Director's meeting. Gloria Coleman seconded the motion. Motion passed unanimously.

TREASURERS'S REPORT. Nothing to report at this time.

UNFINISHED BUSINESS. *Letter to Owners.* A letter was sent to all owners reminding them of the need for an Architectural Review Request before making any changes and other Rules & Regulations.

NEW BUSINESS. *2022 Budget Adoption.* After brief discussion Dave Decker made a motion to adopt the 2022 Budget keeping the maintenance fee at \$110.00 per month per unit. Gloria Coleman seconded the motion. Motion passed unanimously.

Any new business which may properly come before the Board. Lawns are now being cut every other week now that we are out of the rainy season.

Dave Decker is purchasing the paint to repaint the white lines on roads.

The Annual Meeting is set for February 1, 2022 at 10:00 am. at the offices of Management Professional, Inc.

DETERMINATION OF NEXT MEETING. The next scheduled meeting will be following the Annual Meeting on February 1, 2022.

ADJOURNMENT With no further business Dave Decker adjourned the meeting at 10:21 am.