

MINUTES

COUNTRY CLUB GARDENS CONDOMINIUM, INC.

Organizational Board of Directors Meeting
February 5, 2020
332 Suffolk Court
Lehigh Acres, Florida

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 on January 22, 2020.

CALL TO ORDER. As there was no quorum Dave Decker reported no intents were received and the current Board has agreed to stay in place. He let everyone know there was no longer a vote on rollover needed. Federal Statute changed the rule and rollover is automatic. He apologized on last year's meeting getting out of hand. He had also voiced concern over the amount of investment properties and renters within Country Club Gardens. Dave Decker called the Board meeting to order at 10:11am. at the residence of Nancy & Dave Decker, 332 Suffolk Court, Lehigh Acres, FL 33936, the location specified in the meeting notice.

WELCOME HOMEOWNERS AND GUESTS. Dave Decker welcomed those guests that came for the Annual Meeting and proceeded with including Report of Officers and Committee Reports.

REPORT OF OFFICERS. *President*. 2020 Budget was approved in September. We have used all of the reserves. The reserves collection is high as it is starting over so when the time comes the monies will be available for the painting and paving. The largest expenses for the community is maintenance and grounds and administrative and utilities.

Painting has been completed. Dave Decker has extra paint if needed.

There were 81 trees trimmed and 2 trees removed.

Ant control and fertilization has been completed.

Paving has been completed.

Hurricane season will be upon us and the owners should check on their insurance policies and make sure a current declaration page has been submitted to the management office.

Roof permitting list was updated. If you want to know when your roof was last replaced contact the management office. You may want to start putting away funds for roof replacement as it is the owner's responsibility.

Drains on sidewalk were broken and the county was called. They have been repaired.

Gloria Coleman reported owners with trucks and vans had no room in their driveways and were parking on the street blocking views. They were also parking on the grass which is breaking the sprinkler heads. The people need to be more conscience of other people and their surroundings.

There was a stump removed in front of 346 Easton Court.

Treasurer's Report. Allison Cefalu reported the drafted December 2019 Financials:

Checking	\$12,153.12
Reserve	\$ 6,607.19
Accounts Receivable	\$ 1,585.00
Total Assets/Liabilities	\$20,345.21

READING AND DISPOSAL OF UNAPPROVED MINUTES. Gloria Coleman made a motion to approve the minutes of the November 12, 2019 Board of Directors meeting. Dave Decker seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. No items

NEW BUSINESS. *Election of Officers.* Dave Decker made a motion to keep the officers the same as 2019. Gloria Coleman seconded the motion. Motion passed unanimously.

Any new business which may properly come before the Board. Dave Decker will take a look at the dead limbs in the oak tree on Leighton Ct.

Myrna Bage complained about the palm tree next to her carport. She is concerned it could fall in a large windstorm. Dave Decker reported no damage was ever received from a palm tree. He will take a look at to determine whether it should be removed or not. The Association had planted the palms and would prefer not to remove unless absolutely necessary. Queen palms will/can be removed.

An owner had issue with large ants inside. The Association only provides treatment for fire ants in sod about 10 feet out from unit. Any pest control for individual unit is the owner's responsibility.

Dave Decker reported there are no real issues within the community. It is a nice friendly place to live. Should any owner have an issue it can be brought to Dave Decker or Management.

They may want to consider amending the Governing Documents to limit amount of investment properties.

Dave Decker volunteered to take down the carriage lights. If you do not want yours taken down just let him know.

Mr. Knickerbocker announced he would like to host a Pot Luck on Saturday March 14th at 354 Easton Court. Everyone is encouraged to bring a favorite dish to share. A flyer will be delivered with details.

DETERMINATION OF NEXT MEETING. To be determined.

ADJOURNMENT With no further business Dave Decker adjourned the meeting at 10:59 am.