

MINUTES

COUNTRY CLUB GARDENS CONDOMINIUM, INC.

Board of Directors Meeting
November 12, 2019
530 Construction Lane
Lehigh Acres, FL 33936

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

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.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements the notice of this meeting was mailed to all owners on October 29, 2019. Affidavit on file.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Dave Decker made a motion to approve the minutes of the April 25, 2019 Board of Directors meeting. Gloria Coleman seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Allison Cefalu reported the Financials as of September 30, 2019

Operating Account	\$ 9,208.22
Reserve Account	\$ 5,459.22
Accounts Receivable	\$ 1,320.00
Total Assets/Total Liability & Equity	\$ 15,987.44

Dave Decker made a motion to accept the financial report as presented. Gloria Coleman seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. *Painting Update.* Owners are happy with the painting.

Fertilization. Treatment has been completed. The Association saved \$200 by paying up front for the service.

Ant Treatment. Treatment has been reduced to three time per year.

Tree Trimming. 81 trees were trimmed and 2 trees were removed.

Carriage Lights. Carriage lights are being removed as needed. A few have already been removed.

The lanai at 384 Leighton Court has been repaired.

NEW BUSINESS. *2020 Budget Adoption.* After a review of the proposed budget Dave Decker made a motion to adopt the 2020 Budget as proposed. Gloria Coleman seconded the motion. Motion passed unanimously.

Any new business which may properly come before the Board. These are the possible problems to be addressed in the future.

Oaks hanging over security lights. Will contact LCEC to see if they will trim.

Some palms in rear of property might need to be trimmed up, but it is actually owner responsibility. Will discuss with owners at the Annual Meeting.

Leighton and Easton Ct. have some lights out. Dave Decker reported to LCEC. After 3 weeks he called again and was told they had no report. It has again been reported.

Dave Decker spoke with Morgan. Sod is getting thick. Most of the area (90%) is getting irrigation coverage. The other areas (10%) is down and will be elevated as needed. Irrigation will be checked on a monthly basis. Dave Decker treated the irrigation controls with ant killer.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors will follow the Annual Meeting on February 5, 2020 at the residence of Dave and Nancy Decker, 332 Suffolk Ct., Lehigh Acres.

ADJOURNMENT Dave Decker made a motion to adjourn the meeting. Gloria Coleman seconded the motion. Motion passed unanimously. The meeting was adjourned at 10:40 pm.

Minutes typed by Management Professionals, Inc. and have not yet been approved by the Board.