

MINUTES

**COUNTRY CLUB GARDENS CONDOMINIUM, INC.**

Board of Directors Meeting  
December 3, 2024  
Management Professionals, Inc.  
530 Construction Lane  
Lehigh Acres, Florida

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**DETERMINATION OF QUORUM** Board members present were Linda Johnson and Priscilla Virola. Allison Cefalu was in attendance for Management Professionals, Inc.

**APPOINTMENT OF BOARD OF DIRECTOR**. Priscilla Virola made a motion to appoint Barbara Knickerbocker to fill the vacancy. Linda Johnson seconded the motion. Motion passed unanimously. Priscilla Virola & Linda Johnson welcomed Barbara Knickerbocker to the Board of Directors.

**PROOF OF NOTICE OF MEETING**. In accordance with bylaw and statutory requirements the notice of this meeting was mailed to all owners on November 19, 2024. Affidavit of mailing on file.

**CALL TO ORDER**. Priscilla Virola called the Board meeting to order at 10:07 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**. Priscilla Virola welcomed Dave Decker and Thomas Knickerbocker.

**READING AND DISPOSAL OF UNAPPROVED MINUTES**. Priscilla Virola made a motion to approve the minutes of the February 6, 2024 Board of Director's meeting. Linda Johnson seconded the motion. Motion passed unanimously.

**TREASURERS'S REPORT**. No report given at this time.

**UNFINISHED BUSINESS**. Nothing to report.

**NEW BUSINESS**. *2025 Budget Adoption*. After discussion on the 2025 proposed budget, Priscilla Virola made a motion to adopt the 2025 budget as proposed. Linda Johnson seconded the motion. Motion passed unanimously. The 2025 fee is \$120 per unit per month and will begin January 1, 2025.

**DETERMINATION OF NEXT MEETING**. The next meeting is the Annual Members meeting scheduled on February 4, 2025 at 10am at the offices of Management Professionals at 530 Construction Lane, Lehigh Acres, FL.

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