

MINUTES

COUNTRY CLUB GARDENS CONDOMINIUM, INC.

Board of Directors Meeting
October 5, 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 posted in the designated area October 1, 2021.

CALL TO ORDER. Dave Decker called the Board meeting to order at 10:02 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. Dave Decker welcomed Nancy Decker.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Dave Decker made a motion to approve the minutes of the November 4, 2020 Board of Director's meeting. Gloria Coleman seconded the motion. Motion passed unanimously.

TREASURERS'S REPORT. Allison Cefalu presented the financials as of September 2021. Balance Sheet: Operating Account - \$11657.87, Reserve Account - \$15,857.44, Accounts Receivable - \$1,540.00. Total Assets/Liability & Equity - \$29,055.31.

UNFINISHED BUSINESS. *Leasing options*. Table Rental Moratorium.

Carriage Lights. If an owner wants the carriage light in front of units removed, contact Management or Dave Decker to be put on list. Dave Decker reported no owners have requested their carriage light be removed.

Landscaping. Dave Decker reported the trees were trimmed.

Association Vendors. Residents need to be reminded to contact Management or Dave Decker concerning lawn care issues and they will be address with the vendors.

NEW BUSINESS. *2021 Budget Workshop*. After a line by line review of the 2021 expenses compared to the 2021 budget there were no substantial increases. It is the recommendation the maintenance fees for 2022 remain the same.

Any new business which may properly come before the Board. Morgan Jeffcoat reported residents are planting without approval. Send letter and ARC Form and let Dave Decker know when sent.

Irrigation needs to be increase now that the rain has slowed down.

DETERMINATION OF NEXT MEETING. The next scheduled meeting will be the Budget Adoption Meeting held on Tuesday, November 2, 2021 at 10:00 a.m.

ADJOURNMENT With no further business Dave Decker adjourned the meeting at 10:46 am.