

## MINUTES

### COUNTRY CLUB GARDENS CONDOMINIUM, INC.

Organizational Board of Directors Meeting

February 2, 2023

Management Professionals, Inc.

530 Construction Lane

Lehigh Acres, Florida

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**DETERMINATION OF QUORUM** Board members present were Dave Decker, Linda Johnson and Priscilla Virola. 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 January 18, 2023. Affidavit of mailing on file.

**CALL TO ORDER.** Dave Decker 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.** A quorum was not established for the Annual Members Meeting. Dave Decker welcomed Priscilla Virola, Linda Johnson, Nancy Decker, and Thomas & Barb Knickerbocker.

**PRESIDENT'S REPORT.** Dave Decker reported Gloria Coleman and Jean Donnell have resigned from the Board of Directors. Dave Decker presented them both with plaques and thanked them for their many years of service to the community.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** Dave Decker made a motion to approve the minutes of the November 22, 2022 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.** *Election of Officers.* Dave Decker appointed Peaches Virola as Secretary/Treasurer and Linda Johnson as Vice President. The following nominations for Officers was submitted and accepted:

Dave Decker – President

Linda Johnson – Vice President

Priscilla Virola – Secretary/Treasurer

Dave Decker welcomed the new Board Members.

Dave discussed the 2023 Budget breakdown with residents in attendance. Dave Decker reported he will be watching the tree trimming to save costs. Grounds fertilizing treatments have been cancelled until further notice. Association will have Morgan, the landscaper take care of the small areas of fertilizing to keep the weeds out.

Dave Decker thanked Priscilla and her husband for taking care of the trash around the community after Ian.

The Board requested owners be notified to pressure clean their condo's, Matt Ryan with Professional Pressure Washing is a vendor the Association has used in the past. He can be reached at 239-645-9834.

It was reported that 392 Leighton Court has been parking a commercial vehicle onsite.

**DETERMINATION OF NEXT MEETING.** The next scheduled meeting to be determined.

**ADJOURNMENT** With no further business Dave Decker adjourned the meeting at 11:01 am.