

MINUTES

COUNTRY CLUB GARDENS CONDOMINIUM, INC.

Organizational Board of Directors Meeting
February 6, 2019
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 23, 2019.

CALL TO ORDER. 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.* As a quorum was not met Dave Decker, President gave an annual talk for those members who did attend.

Dave Decker reported on the painting decision by the board and owners. He stated they had worked with the owners, not just doing unilateral decision. Opinions of owners were obtained and considered.

Two courts are completed. Owners must remove cars from carports, trim their perimeters and remove plantings that will interfere with the painting and close all windows. The painters need clear access to all painting surfaces. Each unit is taking about two days. They found two fences damaged so far. They are only painting the fences that are not damaged.

Owners can have their driveway and walkways painted at their cost. Sherwin Williams has the paint colors on file (gull gray or pearl gray).

They are pressure washing all areas including the shingle trim if needed.

Dave Decker again wanted to remind all owners to be sure they have the proper insurance coverage on their property. The Association requires you to have proof of insurance on file with the Management office. Owners need homeowners insurance and not condominium insurance. Wind mitigations will also lower the cost of your insurance.

If you make any changes to the exterior of the unit, you must obtain approval from the Association. The Management office has the form if needed.

Angela Deluna asked about the dollar weed. Dave Decker stated Tempco treats the area two times per year. Howell's prices went up too much so treatments for ants have been decreased. Dave Decker reminded people there was no common area within Country Club Gardens. Property lines are on file and go all the way to the roadway. Owners are responsible for property. The Association does provide community services such as landscaping, weed control, grounds pest control, painting and paving. The cost is divided between all owners within the budget.

Angela Deluna also complained about the landscaping vendor. Dave Decker reminded owners if they have any complaint to call the Management Office.

Dave Decker informed everyone we had two owners pass away: Earl Bage and Vincent Mortensen. He also welcomed a new owner: Linda Johnson. Her unit is available for lease.

An owner on Leighton Court has installed solar panels. She is very happy with them.

390 Leighton Court is on the market.

Additional speed signs have been added for insurance purposes.

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

Checking	\$11,133.14
Reserve	\$31,220.61
Accounts Receivable	\$ 1,405.00
Total Assets/Liabilities	\$44,199.39

There were no funds to roll over from 2018 to 2019.

Dave Decker let everyone know the Budget for 2019 remained at \$110 per unit per month and briefly went over the main points. This Budget was passed at the noticed Budget Meeting in November 2018.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Dave Decker made a motion to approve the minutes of the November 8, 2018 Board of Directors meeting. Gloria Coleman seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. No items

NEW BUSINESS. Election of Officers. Jean Donnell made a motion to keep the officers the same as 2018. Gloria Coleman seconded the motion. Motion passed unanimously.

Any new business which may properly come before the Board. Again Ray Deluna made a statement about the landscaping company.

People are continuing to park on the grass. Dave Decker stated the need to send out letters reminding people of the rules and regulations and should include pets, parking, commercial vehicles and trailer/campers.

DETERMINATION OF NEXT MEETING. To be determined.

ADJOURNMENT With no further business Dave Decker adjourned the meeting at 11:54 am.