

## MINUTES

### COUNTRY CLUB GARDENS CONDOMINIUM, INC.

Board of Directors Meeting  
November 4, 2020  
Management Professionals, Inc.  
530 Construction Lane  
Lehigh Acres, Florida

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**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 to all owners on October 21, 2020.

**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.

**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 February 5, 2020 Organizational Board of Director's meeting. Jean Donnell seconded the motion. Motion passed unanimously.

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

**UNFINISHED BUSINESS.** *Leasing options.* The Board discussed leasing limits regarding investment properties. Allison Cefalu suggested they look into changing the purchasing rules suggesting an ownership of 24 months before a unit could be leased. The Board requested investigation of options.

*Carriage Lights.* If an owner wants the carriage light in front of units removed, contact Management or Dave Decker to be put on list.

*Landscaping.* Trees have been trimmed. Fertilization is done. Lawns are down to being mowed every other week. Ant treatment is done.

*Annual Meeting.* The Annual Meeting will be held at Dave Decker's outside in carport. Bring your own chair. Date is Wednesday, February 3, 2021 at 10:00 a.m.

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

**NEW BUSINESS.** *2021 Budget Adoption.* After a review of the proposed budget Dave Decker made a motion to adopt the 2021 Budget as proposed. Gloria Coleman seconded the motion. Motion passed unanimously. The 2021 Budget will remain \$110.00 per month per unit.

*Any new business which may properly come before the Board.* 354 Easton Court has been parking a commercial van. Notice needs to be sent.

Review list of roof permits and get Dave Decker an update.

An updated telephone directory for the community needs to be done.

**DETERMINATION OF NEXT MEETING.** The next scheduled meeting will be held following the Annual Meeting on Wednesday, February 3, 2021 at 10:00 a.m.

**ADJOURNMENT** With no further business Dave Decker adjourned the meeting at 10:37 am.