

MINUTES

COUNTRY CLUB GARDENS CONDOMINIUM, INC.

Board of Directors Meeting
April 25, 2019
530 Construction Lane
Lehigh Acres, FL 33936

DETERMINATION OF QUORUM Board members present were Gloria Coleman, Jean Donnell and Dave Decker. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

CALL TO ORDER. Dave Decker called the Board meeting to order at 10:05 at the office of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres, FL 33936, the location specified in the meeting notice.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements the notice of this meeting was posted on April 22, 2019.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Gloria Coleman made a motion to approve the minutes of the February 6, 2019 Board of Directors meeting. Jean Donnell seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Allison Cefalu reported the Financials as of March 31, 2019

Operating Account	\$ 7,236.85
Reserve Account	\$ 3,550.11
Accounts Receivable	\$ 2,210.00
Total Assets/Total Liability & Equity	\$ 12,996.96

Dave Decker made a motion to accept the financial report as presented. Gloria Coleman seconded the motion. Motion passed unanimously.

Dave Decker discussed the reserve budget and the need to adjust the cost for increases in the future for painting, paving and irrigation.

UNFINISHED BUSINESS. *Painting Update.* Dave Decker reported the painting has been completed and is really happy with the job done.

NEW BUSINESS. *Any new business which may properly come before the Board.* Tempco had agreed to fertilize 2 times for the year at \$2,800.00 if paid in full for year. They sent an invoice for \$1,500.00 after the first application causing some confusion. Management will contact Tempco.

Gloria Coleman made a motion to contract Howell for ant control 3 times per year. Jean Donnell seconded the motion. Motion passed unanimously. Dave Decker will monitor the status of any ant mounds.

There has been a report Unit 13 (352 Easton Court) is parking on the grass. Dave Decker will speak with the residence first before starting the violation process.

Dave Decker reported on the unit in disrepair. The Board has made the owner aware of the responsibility. The Association will hold off forcing repair to give the owner a little more time to get resolution with a vendor previously hired to do the repairs. The Board will reassess the matter in a few months.

Dave Decker reported he would like to start the removal of the carriage light posts around the community. They have been disconnected from electricity and serve no purpose. If the post lights have the address on them and they are not on the house Dave Decker has offered to add them to the house. Gloria Coleman made a motion to remove the carriage post lights from around the community. Jean Donnell seconded the motion. Motion passed unanimously.

Dave Decker wanted to let everyone know he has extra paint if anyone needs it.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors will be the Budget Adoption meeting on November 12, 2019 at 10:00 a.m. at the offices of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres, FL

ADJOURNMENT Dave Decker made a motion to adjourn the meeting. Gloria Coleman seconded the motion. Motion passed unanimously. The meeting was adjourned at 10:53 pm.

Minutes typed by Management Professionals, Inc. and have not yet been approved by the Board.