

MINUTES

COUNTRY CLUB GARDENS CONDOMINIUM, INC.

Annual Meeting of the Board of Directors
February 3, 2016
332 Suffolk Court
Lehigh Acres, Florida

CERTIFYING QUORUM- CALL TO ORDER. A quorum was established with 20 of the 36 units represented in person or by proxy. Alison Cefalu was in attendance for Management Professionals, Inc. Dave Decker, President, called the meeting to order at 10:00 a.m. He explained how the meeting is going to occur

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the first notice of this meeting was mailed on December 4, 2015 and the second notice of the meeting was mailed and posted January 20, 2016. A notarized mailing affidavit is on file with the minutes.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Jean Donnell made a motion to accept the minutes of the February 4, 2015 Annual Members Meeting with no corrections. Fred Vocatora seconded the motion. Motion passed unanimously with all in favor of the motion.

REPORT OF OFFICERS. Treasurer Report. Dave Decker reported the budget passed for 2016 and we are able to keep the fees the same. We increased the estimated life and replacement cost for painting. He also pointed out the big budget money lines as he went over the budget.

Decker presented the financial reports as of December 31, 2015. Operating had \$17,887.40 and the Reserve account had \$25,184.59 and the CD's totaled \$15,309.44.

REPORT OF COMMITTEES. Lawn and Grounds Committee. Vincent Galante reported on the grounds. Galante had an issue w/sod patch growing weeds. The landscaper installed a new irrigation line and they were then able to get rid of the weeds.

Galante reported the diseased trees were removed.

Galante reported the common area will be fertilized with weed-n-feed in March. Everyone is staying off the grass.

UNFINISHED BUSINESS. Nothing to report at this time.

NEW BUSINESS.

A. **Determination of Number of Directors for Association.** Dave Decker announced Directors would remain at three (3).

B. **Budgetary Surplus.** Allison Cefalu tallied the ballots which were as follows:

1. **Budgetary Surplus.** The Board wishes to rollover any excess Association funds from the 2014 financial year ending December 31, 2014 into the 2015 operating budget, as provided by IRS Revenue Ruling 70-604, in order to avoid unnecessary tax liability for the fiscal year 2014.

19 In Favor 1 Against

C. **Leasing.** Dave Decker reported 25% of units are leased. Criminal and credit backgrounds were run on each with more vetting options. This is in place for the safety of the residents in Country Club Gardens.

D. **Carriage Lights.** Dave Decker reiterated the carriage lights would not be repaired and/or replaced by the Association. The electrical lines are bad and would be too costly to replace. This is why LCEC installed the street lights. If an owner wants to replace their carriage light it will be the owner's responsibility. The Knickerbockers put in a solar light but it is not very bright.

E. **Painting.** The life expectancy of painting has been extended from 6 years to 8 years. There has been a price increase for painting. A color change was discussed. Dave Decker would like gray w/white trim or at least something to match gray shingles. A paint panel with samples should be available so the association as a whole can make a decision. Decker also reported some of the wood work on the fences around the garbage cans is deteriorating. Decker will look at who needs repair before the painting is done. Owners are responsible for the repairs/maintenance of the fencing around the garbage cans. Vincent Galante and Dave Decker are very handy and are willing to assist any owner in repairs.

F. **Roof Cleaning.** Decker stated roofs need cleaning and all it takes is bleach and a brush. You can also get someone to do for you. Please inspect and clean if you haven't done so already.

G. **Amendment to the Bylaws.** Dave Decker and Allison Cefalu briefly explained and clarified the reasoning for suggested amendments to the bylaws. Allison Cefalu tallied the ballots which were as follows:

Amendments to the Bylaws. Pursuant to Article XI of the Bylaws, the Association may adopt amendments to its Bylaws.

Additions are underlined. Deletions are ~~stricken through~~.

a. The Board of Directors Seeks to amend Article IX, Section D of its Bylaws in order to allow owners and occupants to have pets in the Association. Do you approve the proposed amendment to Article IX, Section D of the Bylaws? The Board recommends voting "**In Favor**".

ARTICLE IX

HOUSE RULES

[Section A-C Remain the Same.]

D. The keeping of a pet is a privilege, not a right. Condominium unit owners or occupants may have two (2) pets of a normal domesticated household type (such as cats and dogs) in the unit. Such pets' weight must not exceed thirty-five (35) pounds each at maturity and height must not exceed twenty-four (24) inches at the withers. Owners and occupants may also have pet fish in the Units. All ~~having~~ pets must be kept ~~keep said pets~~ on a leash and said pets shall not be permitted to roam over the condominium property

unless accompanied by the owner, occupant, or the owner's representative, to the end that a unit owner's or occupant's pet shall not be permitted to disturb other unit owners or occupants or to create a condition of nuisance or discomfort to other unit owners. Pet waste shall be removed by the owner or occupant immediately. Pets that are vicious, noisy, or otherwise unpleasant will not be permitted in the condominium property. In the event that a pet has, in the sole opinion of the Board of Directors, become a nuisance or an unreasonable disturbance, written notice will be given to the owner or occupant responsible for the pet and the pet shall be removed from the condominium property within three (3) days. Owners and occupants' pets may not be left unattended in screened porches or on balconies where their noise may bother others. An owner or occupant who keeps or maintains any pet shall, in exchange for and in consideration of the privilege to keep the pet, hereby indemnify and hold the Association and each owner or occupant free and harmless from any loss, claim or liability of any kind or character of whatever nature arising from or related to the keeping or maintaining of such pet in the condominium. ~~These rules shall apply only to existing pets occupying units on the date this amendment is recorded in the public record of Lee County, Florida. On and after the date this amendment is recorded in the public record of Lee County, Florida all pets except fish are prohibited in units or on condominium property. Any existing pet(s) occupying a unit on the day this amendment is recorded in the public record of Lee County, Florida shall be allowed to remain ("grandfathered") until the pet(s) is deceased or the unit is sold, whichever occurs first after which the pet shall not be replaced.~~

20 In Favor 2 Against

b. The Board of Directors Seeks to amend Article IX, Section H(18)(b) of the Bylaws in order to amend specific leasing restrictions in the Association with respect to pets. Do you approve the proposed amendment to Article IX, Section H(18)(b) of the Bylaws? The Board recommends voting "**In Favor**".

ARTICLE IX

HOUSE RULES

[Section A-C and E-F Remain the Same The Amendment to Section D is above]

H. OCCUPANCY IN THE ABSENCE OF THE OWNER AND LEASING OF THE UNITS:

Occupancy in absence of Owner. In furtherance of the Associations right to approve/disapprove all leases the following shall also apply. If the Owner and his family who permanently reside with him are not occupying the Unit, then any occupancy shall be considered a lease whether or not the occupants are paying rent, and shall be subject to provisions pertaining to leases, except that the owner may permit his home to be occupied without compliance with the provisions pertaining to leasing only under the circumstances and limitations listed in items 1, 2 and 3 below. As to all other persons the remaining restrictions apply:

[Sections 1-17 Remain the same.]

18. Additional Restrictions Use and Occupancy During Lease Term.
 - (a) If the lessee(s) and all of the family members who are approved to reside in the leased Unit are all absent, no other person may occupy a leased Unit.

(b) ~~Lessees may not have pets in the leased unit.~~

(c) The Association may also impose additional conditions on lease approval and rules for lessees that are stricter than those that apply to Owners, including, but not limited to, the number of vehicles that lessees and their visitors and guests may park in the community.

20 In Favor

2 Against

Insurance. Decker stated verification of insurance on your condominium needs to be given to the management company for the files. The concern is people having the proper insurance coverage. Coverage on your condominium must have H03 and not H06. Decker suggested having wind mitigations completed to assist in discounts through insurance. They will also discount for hurricane windows and shutters.

H. **Announcement of the 2016 Board of Directors.** Dave Decker announced the Board of Directors for 2016:

Gloria Coleman

Dave Decker

Denise Tartaglia

I. **Open Forum.** Ray Deluna questioned sprinklers running during rainy season. The grounds committee will meet with Jeffcoat Lawn and discuss timing of sprinklers. Contact Management if you have sprinkler problems.

Knickerbockers suggested possibly having a Potluck at their condo in March.

ADJOURNMENT Dave Decker thanked everyone for attending the meeting then made a motion to adjourn the meeting. Several residents seconded the motion. Motion passed unanimously. The meeting was adjourned at 11:15 am.