

MINUTES

COUNTRY CLUB GARDENS CONDOMINIUM, INC.

Organizational Board of Directors Meeting

February 6, 2024

Management Professionals, Inc.

530 Construction Lane

Lehigh Acres, Florida

DETERMINATION OF QUORUM Board members present were Linda Johnson and Priscilla Virola. Beatriz Rodriguez was absent. 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, 2024. Affidavit of mailing on file.

CALL TO ORDER. Priscilla Virola 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. Priscilla Virola welcomed Dave & Nancy Decker, Thomas & Barb Knickerbocker, Gloria Coleman, Juanita Vazquez Crespo and Lurline Reid.

OPEN FORUM. Dave Decker proposed going back to having the Annual Meetings at the condominium. Suggested having a block Committee Chairperson check with each unit and get them to meeting or sign proxy.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Priscilla made a motion to approve the minutes of the November 30, 2023 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.* After some discussion the new Board of Directors positions are as follows:

Priscilla Virola, President

Linda Johnson, Secretary/Treasurer

Beatriz Rodriguez. Director

There are uncorrected violations within the community. Allison Cefalu will do an inspection and send notices to those owners in violation of the covenants.

Priscilla Virola is going to try a product called Mold Armor on her shingles to see if it works and whether to recommend to other owners.

Greg Trefft Tree Trimming did the tree trimming service this year. Owners are very satisfied with the new vendor.

Dave Decker recommended monitoring the life-span of the irrigation pumps. Will need to be replaced in the future.

It was reported that the light was out behind George Schmidt's unit.

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

ADJOURNMENT With no further business Priscilla Virola adjourned the meeting at 10:53 am.