

MINUTES

COUNTRY CLUB GARDENS CONDOMINIUM, INC.

Board of Directors Meeting
November 22, 2022
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, Florida

DETERMINATION OF QUORUM Board members present were Dave Decker, Gloria Coleman and Jean Donnell. Peaches Virola and Linda Johnson were 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 November 8, 2022. Affidavit on file.

CALL TO ORDER. Dave Decker called the Board meeting to order at 10:15 am at the office of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres, FL 33936, the location specified in the meeting notice.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Gloria Coleman made a motion to approve the minutes of the February 1, 2022 Board of Director's meeting. Dave Decker seconded the motion. Motion passed unanimously.

TREASURERS'S REPORT. None given at this time.

UNFINISHED BUSINESS. Nothing to report.

NEW BUSINESS. *2023 Budget Adoption.* Gloria Coleman made a motion to adopt the 2023 Budget as presented. Jean Donnell seconded. Motion passed. The 2023 Budget is adopted at \$115.00 per unit per month.

Any new business which may properly come before the Board. Dave Decker thanked the new Board members and thanked Dom & Peaches for cleaning up landscape debris on Leighton Ct. Cost for cleanup was minimal.

Owners need to make sure they have proper insurance on their properties.

Lawn mowing is down to bi-weekly.

Dave Decker stated he is working on tree trimming & working on cutting costs.

He will be obtaining a proposal for fertilization.

We have to keep an eye on the irrigation.

DETERMINATION OF NEXT MEETING. The next scheduled meeting will follow the Annual Meeting on February 2, 2023 at 10:00 am at the offices of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres, FL 33936.

ADJOURNMENT With no further business Dave Decker adjourned the meeting at 10:35 am.