

MINUTES

EAST GREENS CONDOMINIUM, INC.

Meeting of the Board of Directors

April 17, 2023

East Greens Clubhouse

Lehigh Acres, FL 33936

DETERMINATION OF QUORUM. Board members present were Brian Campbell, Joan Hughes, Dan Treutlein, Matt Wiherle and Patty Vealey (phone). Allison Cefalu, CAM, was in attendance for Management Professionals, Inc.

CALL TO ORDER. Brian Campbell called the meeting to order at 4:00 p.m. at the East Greens Clubhouse, the location specified in the notice for this meeting. A moment of silence followed.

WELCOME GUESTS. Brian Campbell welcomed Lloyd & Donna Bishop, Larry & Chiquita Baker, John Chandnoit, Jim & Wanda O'Connor, Paul Christopher, Joe Grady, Lula Meadows, Sharon Nolde, and Fran Richardson.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice for this meeting was posted in the designated area on April 13, 2023 by Allison Cefalu.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Dan Treutlein made a motion to approve the minutes of the March 20th, 2023 Board of Directors meeting as written. Joan Hughes. Seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Allison Cefalu presented the Financial Report through March 31, 2023, Operating Account \$18,596.58 Reserve Acct. \$226,982.60, CD Capital Projects \$20,109.33, CD Reserve Fund \$36,002.22 and Accounts receivable \$1,191.00 Total Assets/Liabilities & Equity \$302,281.73 Fund Balance 10,927.97 and Net Income -\$712.24. Total Equity \$10,215.73. Dan Truetlein made a motion to accept treasurer's report as reported. Joan Hughes seconded. Motion passed unanimously.

COMMITTEE REPORTS. Wanda O'Connor reminded the owners the next Potluck is scheduled for May 8th, 2023 at 6:00 pm. Last Potluck had a great turnout with residents staying until 8 pm.

UNFINISHED BUSINESS. *Pool Fencing.* Management is obtaining proposals for repairs to the fencing around the pool and to install fencing around the pool heater.

Sidewalk Extension. Matt Miller with M&M Horticulture submitted proposal to extend the sidewalk at the NE corner of the parking lot. They will need to remove some of the oak tree stumps to make a smooth path. Brian Campbell made a motion to accept the proposal from M&M. Patty Vealey seconded the motion. Motion passed unanimously.

NEW BUSINESS. Patty Vealey requested management reach out McGriff insurance and get a head start on the insurance renewal as we are seeing significant increases in the new policies.

Paul Christopher requested to remove 3 palm trees in rear of his unit and replace with new and less maintenance tree's at his cost. Brian Campbell made a motion to accept Pauls' request. Patty 2nd the motion. Motion passed unanimously. Paul will email management for files.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors is scheduled for September 18th, 2023 at 4:00 p.m. at East Greens Clubhouse, Lehigh Acres, FL 33936.

ADJOURNMENT. There being no further business Dan Truetlein made a motion to adjourn. Joan Hughes seconded. The meeting was adjourned at 4:21 p.m.

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