

**EAST GREENS CONDOMINIUM, INC.**

Annual Meeting of the Members

February 21, 2022

East Greens Clubhouse

Lehigh Acres, FL. 33936

**CERTIFYING QUORUM-CALL TO ORDER:** A quorum was established with 45 of the 68 Units present in person or by proxy. Allison Cefalu, CAM, was in attendance for Management Professionals, Inc. Brian Campbell, President, called the meeting to order at 4:08 pm.

**PROOF OF NOTICE OF MEETING:** In accordance with bylaw and statutory requirements, the notice for this meeting was mailed on Dec. 27, 2021 by Allison Cefalu. Affidavit is on file. A sign notifying members of the meeting was posted on the clubhouse lawn two days prior to the meeting.

**READING AND DISPOSAL OF UNAPPROVED MINUTES:** Corrections were suggested regarding the minutes of the 2021 annual meeting. Donna Burns Russell moved to approve the corrected minutes. Marty Clifton seconded the motion and the motion passed.

**REPORTS OF OFFICERS:** Brian Campbell welcomed all members and guests to the meeting and thanked everyone for attending.

**REPORTS OF COMMITTEES:**

Social Committee - Wanda O'Connor informed everyone that the next potluck would be the week of March 17.

A.R.B. - The board ratified the approval of window replacement of 7 Regency Court.

Communication Committee - Linda Russell reminded everyone about deadlines for the newsletter.

**UNFINISHED BUSINESS:** Linda Russell had several questions regarding the Association financials which Allison Cefalu said she would look into for clarification.

**OPEN FORUM:**

Lester Skura requested additional parking for the townhouses. Brian Campbell stated the Association would research remedies to the parking area. Lester moved that a mirror be installed near the entrance to the complex to improve visibility of oncoming vehicles not to exceed \$500. Linda Russell seconded the motion. Motion passed unanimously.

Linda Russell moved that some type of fence be installed to protect the pool heater from being hit by golf balls. Fran Richardson seconded the motion and the motion passed.

Paul Ragland expressed concern about the number of golf balls flying into the pool area. This is a serious safety issue for residents. Discussion followed regarding liability and possible solutions.

**NEW BUSINESS:**

The Board ratified the approval of the salt water system for the pool.

The Board ratified the approval of the repairs to the drainage pipe on East Greens Blvd. across from the clubhouse. The repair is being completed by M&M Horticulture for \$1500.

Lula Meadow requested that the board consider building a dog park.

**ELECTION RESULTS**

Three board seats were open and four members submitted intents. Sharon Nolde and Cathy Wickersham tallied the ballots and presented the board with the following results:

Marty Clifton – 43 votes

Paul Christopher – 26 votes

Dan Treutlein – 40 votes

Patty Vealey – 35 votes

**The meeting was adjourned at 4: 55 pm.**