

## **EAST GREENS CONDOMINIUM ASSOCIATION**

November 21, 2022  
East Greens Clubhouse  
Lehigh Acres, Florida

**DETERMINATION OF QUORUM:** Board members present: Brian Campbell (via cellphone), Dan Treutlein, Marty Clifton, Donna Burns-Russell and Patty Vealey. Allison Cefalu, CMA, was in attendance for Management Professionals, Inc.

**CALL TO ORDER:** Brian Campbell called the meeting to order at 4:01 pm. The Pledge of Allegiance and a moment of silence followed.

**WELCOME GUESTS:** Lloyd/Donna Bishop, John Chadnoit, Jim/Wanda O'Connor, Paul Christopher, Dodie Hall, Charlie/Melissa Renninger, Linda Russell, Candy Merritt, Matt Wiherle, Thelma Wilson.

**PROOF OF NOTICE OF MEETING:** In accordance with by-laws and statutory requirements, the notice for this meeting was posted on the clubhouse bulletin board. Owners were mailed a copy of the proposed budget for 2023 and notification of this meeting.

**READING AND DISPOSAL OF UNAPPROVED MINUTES:** Donna Burns-Russell moved to accept the October meeting minutes and Marty Clifton seconded the motion. The motion passed.

**TREASURERS REPORT:** Current information on expenditures, income and assets was shared by Patty Vealey, Board Treasurer. Dan Treutlein moved to accept the report and Marty Clifton seconded the motion. The motion passed.

### **UNFINISHED BUSINESS:**

#### **Committee Reports**

Architectural Review Board - a motion was made to approve two requests that were submitted and approved by this board. Brian Campbell moved to accept the motion and it was seconded by Donna Burns-Russell. Motion passed.

### **NEW BUSINESS**

#### **Pool Furniture**

Donna Burns-Russell and Marty Clifton presented the board with options for pool chairs. This was followed by discussion on the chair options presented and the number of chairs to be purchased. Donna Burns-Russell moved that the board purchase 16 new pool chairs not to exceed \$1000. Dan Treutlein seconded the motion. The motion passed.

#### **Neighborhood Watch**

Donna Burns-Russell reported that Beth Schell of the Lee County Sheriff's Department will be presenting information to our community on Neighborhood Watch and making our community safer. Wanda O'Connor would like to combine this presentation with a luncheon potluck.

#### **2023 Association Budget**

The 2023 proposed budget was discussed. The monthly H.O.A. will remain at \$300 per month per unit for the 2023 year. Brian Campbell thanked Patty and Allison for their work on the budget. Brian Campbell moved to accept the proposed 2023 budget. Patty Vealey seconded the motion. The motion passed.

#### **Security/Cameras**

The latest security problems with the clubhouse were discussed. Allison provided board members with information on the Arlo Security Camera system. She is very familiar with that system and feels that it would meet

our needs. Brian Campbell moved that the association purchase 2 cameras not to exceed \$400. Marty Clifford seconded the motion. The motion passed.

Other Business

Lloyd and Donna Bishop were thanked for donating a clock to the clubhouse. Lloyd was additionally thanked for his volunteer work for the community which includes trimming and weeding area circles, trimming shrubs in the pool area, replacing lights in the pool area and pool lanai, and cleaning the pool deck and the clubhouse.

Patty Vealey was also recognized and thanked for cleaning the clubhouse after the first vandalism incident.

**DETERMINATION OF NEXT MEETING:** The next East Greens Board meeting will be held on Monday, January 16, 2023 at 4:00 pm.

**ADJOURNMENT:** The meeting was adjourned at 5:02 pm. Motion to adjourn by Brian Campbell, seconded by Dan Treutlein. Motion passed.

**SUBMITTED BY:** Donna Burns-Russell, Board Secretary