

MINUTES

EAST GREENS CONDOMINIUM, INC.

Meeting of the Board of Directors
March 18, 2019
East Greens Clubhouse
Lehigh Acres, FL 33936

DETERMINATION OF QUORUM. Board members present were Mark Otto, Shirley St.Clair, Delinda Swartwood, Daniel Treutlein and Patty Vealey. Allison Cefalu, CAM, was in attendance for Management Professionals, Inc.

CALL TO ORDER. Mark Otto called the meeting to order at 4:00 p.m. at the East Greens Clubhouse, the location specified in the notice for this meeting.

WELCOME GUESTS. Mark Otto welcomed John Chandnoit, Jim O'Connor, Marty Clifton, Caroline Coleman, Ed Lang, Sharon Nolde, Verna Lea Rice, Frances Richardson and Jose Rivera.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice for this meeting was posted March 15, 2019 by Allison Cefalu.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Shirley St. Clair made a motion to approve the minutes of the February 19, 2019 Board of Directors meeting with the following changes. Meeting date changed from ~~February 19, 2018~~ to February 19, 2019. Under OPEN FORUM “Delinda Swartwood requested ~~her unit be done first as she feels it has been 10 years since it was last painted~~ the units that haven't been painted in 10 years be done first. Daniel Treutlein seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Allison Cefalu presented the Drafted Financial Report through February 18, 2019. Operating Account \$56,909.33, Reserve Acct. \$193,099.97, CD Capital Projects \$20,085.21, CD Reserve Fund \$35,881.70 and Accounts receivable \$3,983.10. Total Assets \$309,959.31.

UNFINISHED BUSINESS. Dan Truetlein reported there is a contract in place to finish all 10 of the phantom units. They have cleaned out the bees but have left the window dirty and unkempt and it needs to be cleaned up.

Painting. Ed Lang requested he have the painters start on his unit first as the construction of his new lanai cannot start until the painting has been completed.

Insurance. Patty Vealey gave the contact information to Allison Cefalu to obtain insurance quotes for the Association.

Clubhouse Use. Again a reminder to owners using the Clubhouse. If you have parties, you must clean up after yourselves. There should be no eating on the new furniture. If you accumulate trash you must take it with you as there is no pick up at the Clubhouse. Signs need to be put on top of trash cans.

Pool heater. The new timer has not yet been installed. She expressed several complications with the pool equipment. Mark Otto suggested we may want to contact an outside source to evaluate the pool equipment.

NEW BUSINESS. *Any new business which may properly come before the Board.* Management is obtaining quotes for drainage issues. Cones have been placed around the area until fixed.

Ed Lang reported there is softness around the large tree near his unit. He thinks it may be a broken irrigation line. Management will contact Rick Payne to complete his irrigation check as there may be some broken heads around the townhouses due to the roofers' equipment. Management will have Rick Payne also assess the trees behind the townhouses as they look as if they are dying.

There are grubs behind the townhouses and the weeds around the units seem to be getting heavier. Management will contact Isaac at All Seasons.

Caroline Coleman asked when the pool deck and patio will be pressure cleaned. Dan Truetlein stated he and Leonard Oliver would be doing it within the next week or two.

The Board was asked about yard sales or community yard sales. East Greens does not allow yard sales of any type. East Greens is tucked out of the way and the community wishes to remain anonymous, therefore advertising yards sales would create the opposite.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors April 15, 2019 at 4:00 p.m. at East Greens Clubhouse, Lehigh Acres, FL 33936.

ADJOURNMENT. There being no further business the meeting was adjourned at 4:25 p.m.