

MINUTES

EAST GREENS CONDOMINIUM, INC.

Meeting of the Board of Directors

October 16, 2023

East Greens Clubhouse

Lehigh Acres, FL 33936

DETERMINATION OF QUORUM. Board members present were Brian Campbell, Joan Hughes, Dan Treutlein (by telephone), Matt Wiherle and Patty Vealey. 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, Donna Burns-Russell, Jim & Wanda O'Connor, Paul Christopher, Martha Craig, Sharon Nolde, Ronald Rice, Dave Tilley, Linda Russell, Bob Schweinsburg, Shirley St Clair and Cathy Wickersham.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice for this meeting was posted mailed to all owners on October 2, 2023.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Brian Campbell made a motion to approve the minutes of the September 19th, 2023, Board of Directors meeting as written. Joan Hughes seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Patty Vealey presented the Financial Report through September 30, 2023, Operating Account \$17,181.09 Reserve Acct. \$245,491.36, CD Capital Projects \$20,110.33 CD Reserve Fund \$36,006.11 and Accounts receivable \$4,660 Total Assets/Liabilities & Equity \$323,448.89 Fund Balance 10,927.97 and Net Income \$5,581.27 Total Equity \$16,509.24. Patty Vealey explained the \$245, 491.36 in the Reserve Account is earmarked for the specific reserve items. Dan Treutlein made a motion to accept treasurer's report as reported. Joan Hughes seconded. Motion passed unanimously.

COMMITTEE REPORTS. *Social Committee.* Wanda O'Connor Thanked all those that helped set up and clean up at the October Potluck Social. Wanda O'Connor reported the November Potluck Social is scheduled for November 13th at 6pm.

Donna Burns-Russell reported the Social Committee will be hosting a Secret Santa for December. Drawing names for your Secret Santa will take place at the November Potluck.

Donna Burns-Russell reported the Social Committee will be hosting a Christmas luncheon on Monday, December 18th, 2023. Donna Burns-Russell will send management the information to add to the October newsletter to the Ownership.

Jim O'Connor has volunteered to supply the musical entertainment for the events.

UNFINISHED BUSINESS. Brian Campbell reported the contract for the tag/plate camera's at the guardhouse has been signed and sent to the vendor. After receiving the proposal, Brian

Campbell called for a consensus via email to install the camera's with a 10 year warranty. The consensus passed with three (3) in favor and two (2) against.

Brian Campbell reported LCSO provided East Greens with two "Neighborhood Watch" signs for the community. One will be located directly in front of the guardhouse and the 2nd will be in the center court island on Regency Court. Management will work on obtaining a third sign for the East Greens Circle area.

NEW BUSINESS. *2024 Budget Adoption.* Due to an increase in insurance premiums across the state of Florida the Association has had to increase the monthly assessment by \$25 per unit per month. Brian Campbell made a motion to approve the 2024 proposed budget as presented. Joan Hughes seconded the motion. Motion passed unanimously. The new fee will be \$325 per unit per month, effective January 1, 2024.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors is scheduled for January 15, 2024 at 4:00 p.m. at East Greens Clubhouse, Lehigh Acres, FL 33936.

ADJOURNMENT. There being no further business the meeting was adjourned at 5:30 p.m.

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