

MINUTES

EAST GREENS CONDOMINIUM, INC.

Meeting of the Board of Directors
April 15, 2019
East Greens Clubhouse
Lehigh Acres, FL 33936

DETERMINATION OF QUORUM. Board members present were Mark Otto, Shirley St.Clair via telephone, 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, Cathy Wickersham, Ed Lang and Bob Schweinsburg.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice for this meeting was posted April 12, 2019 by Allison Cefalu.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Patty Vealey made a motion to approve the minutes of the March 18, 2019 Board of Directors meeting. Daniel Treutlein seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Allison Cefalu presented the Financial Report through March 31, 2019. Operating Account \$45,312.84, Reserve Acct. \$195,148.85, CD Capital Projects \$20,085.21, CD Reserve Fund \$35,881.70 and Accounts receivable \$4,233.10. Total Assets \$300,661.70.

UNFINISHED BUSINESS. *Phantom Units.* Trenching has been done for LCEC to run conduit around that particular court.

Painting. Allison Cefalu reported painting would start on East Greens Blvd on April 22 and move to Regency Court beginning on April 29. The Town Houses, Guardhouse and Clubhouse will be fit in as weather permits.

Insurance. We are currently waiting for quotes from Goodlad & Swank Insurance.

Pool equipment. We are trying to determine what is needed for proper functioning of the pool equipment if anything. Glamour Pools gave a quote of what it would cost for proper equipment to separate the pool from the spa and to make the spa operational. Now we are waiting to find out what, if anything is needed to for proper operation of the pool only as the spa has never been operational.

Drain Issue. Quote has been received from Thompkins of \$10,178.00 for the repair of the drain located before 5 Park Lane, behind 8 Plaza Ct. The landscaping portion seems high and we will ask Rick Payne for the landscaping of area after completion. We are also currently waiting for a quote from Matt Miller.

Pressure Cleaning Pool Deck & Patio. Dan Truetlein reported the cleaning has been completed. The paint is coming off the deck and stated the deck needs to be painted with an oil base paint. He will discuss with Robert Correia when he comes out to paint the units. Dan also reported discarding some broken and/or stained chairs.

Cameras. The rechargeable batteries charging and the cameras will be installed soon.

4 Park Lane Circle. The mold remediation has been completed and they contacted Management for the name of the company that performed the testing to have them come back out to retest to make sure it is clear.

NEW BUSINESS. *Any new business which may properly come before the Board.*

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors May 20, 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 4:27 p.m.