

EAST GREENS NEWSLETTER



CLUBHOUSE EVENTS

- ❖ COMMUNITY POT-LUCK ALWAYS 2nd MONDAY OF THE MONTH - NEXT POTLUCK SCHEDULED FOR FEBRUARY 12, 2024 and MARCH 18, 2024.
- ❖ GAME DAYS TUESDAYS AT 12:30pm

PRESIDENTS CORNER:

I would like to wish everyone a very happy Valentine's and for everyone to share all the positive energy they can.

Please remember that the potluck dinner will be on February 12th, 2024, at 6:00 PM. Please come and enjoy the fun and conversations amongst us all.

The annual meeting will be on February 19th, 2024, at 4:00PM at the clubhouse and hope to see as many people as possible. Please note there is no elections as no one ran against any current board members whose terms were up. So Congratulations to Patty, Dan and Joan. After the annual meeting we shall adjourn for a short period and then have our first organizational meeting for the coming year.

Several unit owners have asked us what is being done about the black roofs. The unit owners are responsible for having them cleaned either by the homeowner or to have a person do it on your behalf.

I have included persons who you can contact to see what their pricing is

(1) Professional Pressure Washing the contact person is Matt Ryan at 239-645-9834

(2) SW Soft wash 239-940-0945.

The association supplies these names and phone numbers as a referral purpose only. East Greens does not endorse the named companies.

The other alternative is to go to either Home Depot or Lowes and you can purchase a mildew inhibitor that you just spray on and leave it as the rain will remove it.

Also, note if you have any questions for any board members, please feel free to contact the board member directly. This hopefully will stop various malicious rumors that some insist on spreading falsehoods. As an example, this lady who I will not mention stated to people that the bidding for the lawn maintenance was rigged by me. Let me explain the facts and not hearsay. I rewrote all contracts that the East Greens Condo Association had so that they would be 100 percent in our favor. I had Allison send out to various vendors for lawn maintenance and their bid. The prior lawn service declined to bid with the new specifications. The current landscaper bid on the contract with their own numbers to Allison at the Management Company. I did not know this person other than he did the service at the associations next to us. I asked Allison if they were good, and she stated they do the condos that she manages and she was very satisfied. The bid was then submitted to the board and approved. I did not approve the contract as it was a board decision.

I hope this lays to rest the malicious rumor. If you hear something and want to know first-hand contact that particular board member.

Please observe the speed limit which is 20 miles per hour. We have residents walking as well as their dogs.

Please again no parking on the grass for owner's tenants and guests. If there are violations, then you are responsible for your guests and tenants.

The FGUA water department will be redoing the roadway to the way it was before. They will blacktop that whole section to include 1 foot before each opening area.

Any questions please contact me at 315-529-2915 or at vt1192@aol.com

ACT AS IF WHAT YOU DO MAKES A DIFFERENCE. IT DOES!

Your Board of Directors:

President - Brian Campbell - vt1192@aol.com

Vice President - Dan Treutlein- danieltreutlein83@gmail.com

Secretary - Joan Hughes - joan.68@gmail.com

Treasurer - Patty Vealey - pv47@aol.com

Director - Matt Wiherle - mwiherle@gmail.com

Management - Allison Cefalu - mgmtprofl@aol.com

Architectural Review Board

Jim O'Connor

Andrew Archer

Pat Esno

Governing Document Committee

Brian Campbell

Landscape Committee

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Jim O'Connor

Dan Treutlein

Social Committee

Jim O'Connor

Wanda O'Connor

Shirley St Clair

Patty Vealey

If you would like to serve on a committee please contact Allison at Management Professionals.

CLUB HOUSE RULES

The East Greens Club House and Pool is for the private use of the unity owners of East Greens Condominium, Inc., their tenants and guests.

- 1.1 No lounging in Club House in wet swim suits.
- 1.2 Smoking is prohibited in the Club House.
- 1.3 No pets are permitted in the Club House or pool area.
- 1.4 East Greens Condominium, Inc. functions override all private unit bookings with regard to the Club House facility.
- 1.5 Private unit owner's events should be made at least two (2) weeks in advance of event. Emergency short-term events are on a first come basis if date is open. Check the calendar at the Club House bulletin board, if date open fill in with name and event and notify the management company at 239-368-6741.
 - A. Non-scheduled informal use of the Club House is limited to a gathering of not more than eight (8) people.
 - B. Private parties for persons under the age of 18 require adult supervision. There must be a minimum of one (1) adult, over the age of 21, for every seven (7) guests under the age of 18.
 - C. No private parties may be scheduled on any national holiday so the facilities may be open to all owners/tenants.
- 1.6 Condominium owner/tenant that has booked an event in the Club House hereby agrees to restore Club House interior, amenities, and utility areas to previous clean condition. Failure to comply with this requirement will result in an assessment of a Clean-Up Charge to the owner/tenant. All infractions will be duly recorded and red-flagged. Future bookings of a red-flagged owner/tenant will than be required to make a deposit of \$50.00 prior to using the Club House facility.
- 1.7 A yearly report regarding the status of all units and events will be made directly to the Board by the chairperson of the Committee, who will keep the Club House calendar to show all bookings.
- 1.8 SUPPLIES: The supply of paper goods and food (such as coffee, tea, etc.) stored on the premises are for use by the Social Committee only. If an owner/tenant uses any of them for a personal or private party, they must be replaced promptly.
- 1.9 BULLETIN BOARD: Two bulleting boards are maintained at the North entrance of the Club House at 10 East Greens Blvd., Lehigh Acres, Florida, as follows:
 - A. The glass-enclosed board is the designated site of all official notices required by law to be posted for notices to owners. Only the management company representative or a Board Member may post or remove items on this board.
 - B. The open-face cork board will be used to post items of general interest to the owners/tenants, such as news about social events for members. Only owners my post items on this board, and must show the date of posting. An owner may post a notice offering their unit for sale or rent on a card not larger than 3" X 5", showing their name. No other commercial or business notice may be posted there. The board may be cleared of any notice that has been posted over 30 days.
- 1.10 The Club House shall not be used for any type of benefit or fundraising event.

POOL RULES & REGULATIONS

- 1.11 Any posted rules at the pool must be observed.
- 1.12 All swimmers must shower before entering the pool. Each time suntan lotion or oil is applied a shower must be taken before entering or re-entering the pool. The screen door to outside showers must be kept locked after showering.
- 1.13 Running, diving or causing a general nuisance is strictly prohibited.
- 1.14 Owners/tenants are responsible for the actions and language of their guests. The authorities will be notified if offending actions occur with the offending person(s) being removed from the pool area. The offender and owner/tenant will be prohibited from future use of the pool until proper conduct is assured.
- 1.15 Air mattresses, inner tubes, toys, balls and other objects are not permitted if pool occupancy exceeds six (6) persons. This excludes child-sized inner tubes and water wings.
- 1.16 No person will be permitted to enter the pool who is not toilet trained or is not capable of controlling bodily functions.
- 1.17 Owners/tenants will be responsible for returning furniture to its original location, as well as cleaning and straightening up all facilities they have used. If the Club House is vacant upon departure, it will be the owner/tenant's responsibility to lock the door, turn off lights and air conditioning/heating unit.
- 1.18 Only plastic of unbreakable containers are permitted in the pool area.
- 1.19 Children under the age of 14 must be accompanied by an adult at least 21 years of age. There must be a minimum of one (1) adult for every four (4) children using the pool facilities.
- 1.20 Owners/tenants are responsible for any damage to the Club House or pool property or to the grounds, which resulted from their own or guest's actions.
- 1.21 The pool cannot be reserved for private parties, but is open to all unit owners.
- 1.22 No pool activities are allowed after 10:00pm.
- 1.23 The designated smoking and vaping area shall be at the back of the community center in the middle of the three (3) palm trees whereas the association shall provide a picnic table secured and a smokeless ash container for ashes and cigarette butts. There shall be no other smoking areas.
- 1.24 There shall be no consumption of any type of alcoholic beverages in and around the pool decking area. Alcohol consumption shall be allowed in the screen room and clubhouse.

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