

Minutes
EAST GREENS CONDOMINIUMS, INC.

October 18, 2021
East Greens Clubhouse
Lehigh Acres, Florida

DETERMINATION OF QUORUM: Board members present: Brian Campbell, Linda Russell, Marty Clifton, and Donna Burns-Russell. Shirley St. Clair was present via phone. Allison Cefalu, CAM, was in attendance for Management Professionals, Inc.

CALL TO ORDER: Brian Campbell called the meeting to order at 4:05 pm. The Pledge of Allegiance and a moment of silence followed.

WELCOME GUESTS: John Chandnoit, Jim Connor, Wanda Connor, Paul Christopher, Doty Hall, Patricia Esno, Lula Meadows, Candy Merritt, Charlie Renninger, Melissa Renninger, Fran Richardson, Cynthia Sauer, and Dan Treutlein were present. Thelma Wilson and Jody Karcz attended using Zoom. Johnny Tsitouris (Home Professionals) and Tracey Buis (Colonial Roofing) also were present.

PROOF OF NOTICE OF MEETING: In accordance with bylaws and statutory requirements, the notice for this meeting was posted on the clubhouse bulletin board. The sign notifying residents of the meeting was placed on the clubhouse lawn the day prior to the meeting.

READING AND DISPOSAL OF UNAPPROVED MINUTES: Brian Campbell moved to accept the meeting minutes and Shirley St Clair seconded the motion. Discussion followed. Motion passed.

TREASURER'S REPORT: Current information on expenditures, income and assets was shared by Marty Clifton, Board Treasurer. Marty moved to accept the Treasurer's report. Brian seconded the motion. Motion passed.

UNFINISHED BUSINESS

COMMITTEE REPORTS – RULES AND DOCUMENTS COMMITTEE

Lula Meadow (Committee Chair) reported to the board and owners on the results of the meeting held on Saturday, October 16, 2021. Smoking, food and alcohol use in the pool area was discussed and recommendations were made. Brian Campbell moved the following regarding smoking and vaping: "The designated smoking and vaping area shall be at the back of the community center in the middle of the three 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." Motion was seconded by Marty Clifton. A brief discussion followed and the motion passed (Brian, Marty, Shirley and Donna approved...Linda abstained). Brian Campbell moved the following regarding alcohol consumption: "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." Motion was seconded by Donna Burns-Russell. Motion passed (Brian, Marty, Shirley and Donna approved...Linda voted no). **OAK TREE EAST GREENS CIRCLE** Our landscape company informed us that grass was beginning to grow in this area and it does not need sod.

CLUBHOUSE ROOF Donna Burns Russell provided an update on this project. We currently have 3 proposals for roof replacement (Home Pro, Colonial, V and M) and one more proposal is expected in the next few days (NasStar). All 4 companies were invited to today's board meeting to answer questions. Each received a letter either delivered in person or emailed. A follow up call was also made. Home Pro

and Colonial Roofing chose to attend. Both answered questions from the board and audience on their proposals. Both vendors also agreed that the Clubhouse A/C unit had exceeded its' life expectancy and needed to be replaced. The unit will need to be moved to replace the roof. If we wait, we will be paying twice to move the A/C unit which is expensive. Donna Burns Russell moved that we wait until we have information on the cost to purchase and install the new A/C unit prior to making a decision on selecting a vendor. Linda Russell seconded the motion and the motion passed. Brian would like to have our association attorney examine the contract once a decision is made.

NEW BUSINESS

APPLICATION FEE Allison explained the process used in screening potential residents. The same process is used for both buyers and renters and is paid by the applicant to East Greens. The new fee will be \$100. Brian moved to raise the application fee to \$100. Donna Burns Russell seconded. The motion passed.

2022 BUDGET ADOPTION: Marty moved to adopt the 2022 Budget which includes a HOA increase to \$300 per month. Brian seconded. Discussion followed. The motion passed unanimously.

DETERMINATION OF NEXT MEETING:_ Monday, November 15, 2021 at 4 pm

ADJOURNMENT: The meeting was adjourned at 6:05 pm

SUBMITTED BY: Donna Burns Russell, Board Secretary