

## MINUTES

### EAST GREENS CONDOMINIUM, INC.

Meeting of the Board of Directors

March 20, 2023

East Greens Clubhouse

Lehigh Acres, FL 33936

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**DETERMINATION OF QUORUM.** Board members present were Brian Campbell, Joan Hughes, Dan Treutlein and Patty Vealey (phone). 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 Lloyd Bishop, Donna Burns-Russell, John Chandnoit, Jim & Wanda O'Connor, Joe Grady, Lula Meadows, Linda Russell and tenants Larry & Chiquita Baker at 3 Plaza Ct.

Chiquita and Larry Baker were welcomed to the neighborhood as permanent residents of 1 Plaza Ct.

**APPOINTMENT OF BOARD MEMBER.** Matt Wiherle was the only submission for the vacant Board position. Brian Campbell made a motion to appoint Matt Wiherle to the Board for a 2 year term. Dan Truetlein seconded the motion. Motion passed unanimously.

**PROOF OF NOTICE OF MEETING.** In accordance with bylaw and statutory requirements, the notice for this meeting was posted in the designated area on March 17, 2023 by Allison Cefalu.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** Brian Campbell made a motion to approve the minutes of the February 20, 2023 Board of Directors meeting as written. Dan Truetlein seconded the motion. Motion passed unanimously.

**TREASURER'S REPORT.** Allison Cefalu presented the Financial Report through February 28, 2023. Operating Account \$9,777.73, Reserve Acct. \$279,507.46, CD Capital Projects \$20,109.33, CD Reserve Fund \$36,002.22 and Accounts receivable \$794.00. Total Assets/Liabilities & Equity \$346,190.74. Fund Balance \$10,927.97, Net Income -\$9,033.09. Total Equity \$1,894.88. Dan Truetlein made a motion to accept treasurer's report as reported. Joan Hughes seconded. Motion passed unanimously.

**COMMITTEE REPORTS.** Pat Esno volunteered to serve on the Architectural Review Committee. Brian Campbell made a motion to appoint Pat Esno to the ARC. Dan Truetlein seconded. Motion passed unanimously.

Social Committee – Wanda O'Connor reported there was a great turnout for the March Potluck. April's Potluck has been scheduled for April 10<sup>th</sup> at 6:00pm. They would prefer to eat by 6:15pm. Linda Russell would like to have another Neighborhood Watch luncheon for the April Potluck.

**UNFINISHED BUSINESS.** *Fence around pool heater.* Specifications and quotes are being considered.

*Sidewalk for handicapped.* The Association still looking for quotes.

*Clubhouse Cleaning.* The Association is still accepting quotes.

*Hurricane damages.* The Association is still working on getting vendors to perform the necessary repairs for the fence at the pool and the replacement of shingles.

**NEW BUSINESS.** *Clubhouse Restrooms - raising toilets/grab rails.* Because of plumbing issues, they cannot be raised. It was recommend adding seat covers with handrails.

*Clubhouse Restrooms.* The Association is contacting Stanley Steamer to clean the grout in the restroom floors.

*Vacant Lots (parcel 6) and Fairwinds Ct. Units.* The Board discussed opportunities with the vacant lot as well as the lack of progress of the units on Fairwinds Ct.

**DETERMINATION OF NEXT MEETING.** The next meeting of the Board of Directors is scheduled for April 17, 2023 at 4:00 p.m. at East Greens Clubhouse, Lehigh Acres, FL 33936.

**ADJOURNMENT.** There being no further business Dan Truetlein made a motion to adjourn. Joan Hughes seconded. The meeting was adjourned at 4:25 p.m.

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