

## MINUTES

### EAST GREENS CONDOMINIUM, INC.

Annual Meeting of the Members  
February 17, 2020  
East Greens Clubhouse  
Lehigh Acres, FL 33936

---

**CERTIFYING QUORUM – CALL TO ORDER.** A quorum was established with 42 of the 68 units present in person or by proxy. Allison Cefalu, CAM was in attendance for Management Professionals, Inc. Mark Otto, President, called the meeting to order at 4:15 p.m.

**PROOF OF NOTICE OF MEETING.** In accordance with bylaw and statutory requirements, the notice for this meeting was mailed to all owners on February 3, 2020 by Allison Cefalu. Affidavit on file.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** Craig St. Clair made a motion to approve the minutes of the 2018 Annual Meeting of the Members. Larry Rohan seconded the motion. Motion passed unanimously. There was no quorum in 2019.

**REPORTS OF OFFICERS.** President – Mark Otto welcomed all members and guests to the meeting. He asked the Board Members to introduce themselves.

Mark Otto reported the Board of Directors for the Association try to do what is in the best interest of the Association. Things within the Association are going well. Allison Cefalu was still continuing to deal with some hurricane issues. The Board will continue to work in the best interest of its members.

**UNFINISHED BUSINESS.** No Unfinished Business at this time.

**NEW BUSINESS.** Open Forum. Craig St. Clair (10 EG Cir) reminded everyone that the battery life of the hunting cameras is only 6 months and would need someone to keep track of and change them out. Dan Truetlein (5 Plaza Ct) volunteered. Linda Russell (8 Regency Ct) asked who monitors the cameras. Dan Truetlein stated they are hunting cameras and are not monitored. There is a memory card and if something happens the camera can be pulled to view.

It was asked why the doors to the Gatehouse were open. Allison Cefalu reported the water that started the mold in the clubhouse was from a broken irrigation line that ran under the housing. Rick was out to assess the leak and capped off the line and turned off the irrigation for the gatehouse area. Rick also informed association that the landscaping around the clubhouse should not need irrigation because of the type of plantings they are. To make a permanent repair to the line they will need to dig under the pavement so the association will keep the irrigation off and will reassess the irrigation when the roads are resurfaced. Quotes are also being obtained for the repairs and mold remediation to the gatehouse.

Bob Schweinsburg (3 Regency Ct.) remarked the entry is looking good with the new landscaping. He has some concerns with the shingles on the Gatehouse. Paul Ragland (6 Park Lane Cir) made a motion to get quotes for re-shingling the Gatehouse. Carrie Chase (4 Regency Ct.) seconded the motion. All in favor. This would be for single layered roof shingles.

Linda Russell (8 Regency Ct.) asked about the replacement of the trees. Allison Cefalu stated this has been scheduled for the Spring.

Linda Russell (8 Regency Ct.) asked if there could be a distribution of email addresses for the owners. Allison Cefalu stated owners have to give permission to have their information published. The

Association has a directory with all the owners that have given permission with their information published.

Carrie Chase suggested joining Nextdoor.com. Allison Cefalu stated Nextdoor.com is a public website and the neighborhoods outside of East Greens will have any information related to East Greens on this website. Craig St. Clair (10 EG Cir) warned about privacy concerns. Linda Russell (8 Regency Ct) to form a search committee on internet connection. Carrie Chase (4 Regency Ct) seconded the motion. Motion Passed. Linda Russell (8 Regency Ct.), Marty Clifton (5 Regency Ct.) and Catherine Kendall (7 Regency Ct.) volunteered to serve on the Internet Communication Committee.

*Election of 2020 Board of Directors.* Three (3) Board seats were open and five (5) members submitted intents. Allison Cefalu asked for volunteers to count the ballots. Sharon Nolde and John Chandnoit volunteered. After counting Allison Cefalu announced the following results:

Gary Burris	13
Martha Clifton	32
Linda Russell	28
Shirley St. Clair	32
Daniel Truetlein	13

Allison Cefalu, CAM thanked Dan Treutlein & Dee Swartwood for serving on the East Greens Condo Board of Directors.

The 2020 Board of Directors: Mark Otto (1 year of a 2 year term), Martha Clifton (2 years of a 2 year term), Linda Russell (2 years of a 2 year term), Shirley St. Clair (2 years of a 2 year term), Patty Vealey (1 year of a 2 year term)

**ADJOURNMENT.** There being no further business the meeting was adjourned at 4:33 p.m.

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