

MINUTES

EAST GREENS CONDOMINIUM, INC.

Meeting of the Board of Directors

January 15, 2024

East Greens Clubhouse

Lehigh Acres, FL 33936

DETERMINATION OF QUORUM. Board members present were Brian Campbell, Matt Wiherle and Patty Vealey. Joan Hughes and Dan Treutlein were excused. Allison Cefalu, CAM, was in attendance for Management Professionals, Inc.

CALL TO ORDER. Brian Campbell called the meeting to order at 4:06 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, Andrew Archer, Loyd & Donna Bishop, Kathy Campbell, Jim & Wanda O'Connor, Martha Craig, Lula Meadows, Ed & Jean Rodocoy and Linda Russell to the meeting.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice for this meeting was posted at designated area on January 12, 2024.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Brian Campbell made a motion to approve the minutes of the October 16, 2023, Board of Directors meeting as written. Matt Wiherle seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Patty Vealey presented the Financial Report through December 31, 2023, Operating Account \$31,384.51 Reserve Acct. \$291,782.35, CD Capital Projects \$20,111.34, CD Reserve Fund \$36,006.11, Achivea 13M CD \$75,000, Achieva 6M CD \$75,000, and Accounts receivable \$4,196.15, Total Assets/Liabilities & Equity \$327,363.01 Fund Balance 10,927.97 and Net Income \$20,059.69 Total Equity \$30,987.66. Brian Campbell made a motion to accept treasurer's report as reported. Matt Wiherle seconded the motion. Motion passed unanimously.

COMMITTEE REPORTS. *Social Committee.* Wanda O'Connor Thanked all those that helped set up and clean up at the January Potluck Social. Wanda O'Connor reported the February Potluck is scheduled for February 12, 2024 and the March Potluck has been rescheduled to March 18, 2024 following the March Board of Directors meeting.

Ratification of architectural Review Request. Brian made a motion to ratify the ARC approval for 6 East Greens Circle, Roof Replacement. Patty Vealey seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. Nothing to report.

NEW BUSINESS. *Water Pipe Break.* Brian Campbell reported earlier today there was a water pipe leak under the East Greens main road. FGUA/US Water were out making the necessary replacements. The water to the residencies were shut off during the repair. The water was turned

back on, but FGUA advised boil water notice for a time. FGUA/US Water will return to make the repairs to the road at a later date.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors will follow the Annual Members Meeting scheduled for February 19, 2024 at 4:00 p.m. at East Greens Clubhouse, Lehigh Acres, FL 33936.

ADJOURNMENT. There being no further business the meeting was adjourned at 4:16 p.m.