

**EAST GREENS CONDOMINIUM ASSOCIATION**

March 21, 2022

East Greens Clubhouse

Lehigh Acres, Florida

**DETERMINATION OF QUORUM:** Board members present: Brian Campbell, Dan Treutlein, Marty Clifton, Donna Burns-Russell and Patty Vealey. Allison Cefalu, CMA, was in attendance for Management Professionals, Inc.

**CALL TO ORDER:** Brian Campbell called the meeting to order at 4:01 pm. The Pledge of Allegiance and a moment of silence followed.

**WELCOME GUESTS:** Jim/Wanda O'Conner, Kathy Campbell, John Chadnoit, Edward Lang, Linda Russell, Melissa Renninger, Mary Ragland, Martha Craig, Sharon Nolde, Roger/Estella Forget, Lula Meadows, Frances Richardson, Joe Grady, Shirley St. Clair, Marcus Roeskens, Lloyd/Donna Bishop, Dodi Hall, and Candy Merritt.

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

**READING AND DISPOSAL OF UNAPPROVED MINUTES:** Dan Treutlein moved to approve the minutes. Patty Vealey seconded the motion. The motion passed.

**TREASURERS REPORT:** Patty Vealey provided information on the Financial Report through February 28, 2022. Operating Account \$27,092.20. Reserve Account \$171,975.46. CD Capital Projects \$20,107.32. CD Reserve Fund \$35,998.32. Accounts Receivable \$826.15. Total Assets/Liabilities and Equity \$258,984.13. Marty Clifton moved to accept the Treasurers Report, Dan Treutlein seconded the motion and the motion passed unanimously.

**UNFINISHED BUSINESS:**

**Appointment of Standing Committees:** At the February Organizational meeting, residents were encouraged to sign up or contact our management company if they are interested in serving on an East Greens committee. Current committees and their members are:

Architctural Review Board – Jim O'Conner, Ed Lang, Andrew Archer

Motion by Brian Campbell and seconded by Dan Truetlein to approve this committee. Motion passed.

Landscape/Architecture – Jim O'Conner, Ed Lang, Andrew Archer, Dan Truetlein

Social – Jim/Wanda O'Conner, Patty Vealey, Shirley St. Clair

Documents – Brian Campbell

Security Cameras – Donna Burns-Russell provided board members with written information on her findings. The pool area and clubhouse would be able to use the Clubhouse WI-FI. Locating a camera at the guardhouse would require a trail type camera. Information on camera brands which included price ranges was also included. Discussion on safety issues, traffic in our complex, pro's and con's of cameras and what we can do as individual owners to increase security took place. We agreed to table this issue and gather more information.

**NEW BUSINESS**

6 Vacant Parcels – The Association owns six parcels of land within East Greens that are zoned for condominiums. Brian Campbell moved to list the property (to sell) with a local realtor. Dan Treutlein seconded the motion. Motion passed unanimously.

**2022 Board Meeting Schedule** – The new dates for future 2022 board meetings:

October 17, 2022 Budget workshop for 2023

November 21, 2022 Budget approval for 2023

January 16, 2023

February 20, 2023 Annual Meeting/Elections

March 20, 2023

Safety Issues/Golf Course – Several residents again expressed concern about personal safety and the number of golf balls landing in the pool and residential areas. Our management company agreed to send certified letters to the management of the golf course and the time share management who own the golf course expressing our concerns.

**DETERMINATION OF NEXT MEETING**

The next meeting will be held on October 17, 2022

**ADJOURNMENT**

The meeting was adjourned at 4:40 pm.

Submitted by Donna Burns-Russell, Board Secretary

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