

MINUTES

EAST GREENS CONDOMINIUM, INC.

Organizational Meeting of the Board of Directors
February 17, 2020
East Greens Clubhouse
Lehigh Acres, FL 33936

DETERMINATION OF QUORUM. Board members present were Mark Otto, Shirley St.Clair, Linda Russell, Marty Clifton and Patty Vealey. Allison Cefalu, CAM, was in attendance for Management Professionals, Inc.

CALL TO ORDER. Mark Otto called the meeting to order at 4:35 p.m. at the East Greens Clubhouse, the location specified in the notice for this meeting.

WELCOME GUESTS. Mark Otto welcomed those that came for the Members meeting.

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

READING AND DISPOSAL OF UNAPPROVED MINUTES. Linda Russell questioned the Total Asset/Liability/Equity Total. Allison Cefalu misspoke at the meeting and the minutes are accurate. Patty Vealey made a motion to approve the minutes of the January 20, 2020 Board of Directors meeting as presented. Marty Clifton seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. *Landscaping.* Paul Ragland (6 Park Lane) previously requested the removal of fruit tree at his expense. Rick Payne sent proposal for \$25 to have removed. Paul Ragland reported they now have a birds nest in the tree so would like to hold off on removal for a little while. Paul Ragland will let us know when he is ready to have it removed. Thomas Malloy (7 Park Lane) requested the papaya tree at his location be removed at his expense at the same time.

It was previously requested to remove the Norfolk pine at 4 Park Lane due to possible damage it could cause. Mark Otto made a motion to have the tree removed. Shirley St. Clair seconded the motion. All in favor. Linda Russell questioned the replacement of trees removed. Not all trees are replaced. Generally, palms are replaced but Oak Trees and pines only cause damage during storms and why replace a problem with a problem. Bob Schweinsburg stated part of the hurricane assessment was for tree replacement. The Board reported that was for Palms not Norfolk Pines or Oak Trees.

Andrew Archer volunteered to do a Master plan for East Greens site. He would be willing to do on a long term basis. This would be good for a Landscape Committee.

Ed Lang questioned the Association's Insurance. The Association had changed Insurance Brokers. Patty Vealey related the conversation with the Association broker the reason the insurance is so high for East Greens is due to the age of the buildings. Plumbing and electrical is out-dated.

NEW BUSINESS. *Election of Officers.* Linda Russell wished the Board to be open to all member comments and respect be given to each association member who speaks. This statement was questioned by the members.

The following nominations were made:

President – Mark Otto
Vice President – Marty Clifton
Secretary – Shirley St. Clair
Treasurer – Patty Vealey
Director – Linda Russell

Linda Russell indicated she would like the President position. It was recommended by a few members that she may want to get acclimated to the Board process before stepping in as President. A vote was taken. All in favor on nominated positions except Linda Russell opposed Mark Otto as President.

Allison Cefalu stated that most of the duties performed by the officers were done by Management. Linda Russell avowed the Board was in charge not Management to which Allison Cefalu stated Management Professionals, Inc. has never been in charge. All duties performed by Management Professionals are at the direction of the Board of Directors. Linda Russell asked if the Secretary could take the minutes and was told of course if they wanted to however, Management was being paid to do so.

Any new business which may properly come before the Board. The following Committees were established:

Master Landscape Plan Committee – Andrew Archer, Donna Burns-Russell, John Chandnoit and Ed Lang.

Social Committee – Donna Burns-Russell, Martha Craig, Lula Meadows, Wanda O'Connor, and Juanita Schweinsburg

Internet Communications Committee – Carrie Chase, Marty Clifton, Catherine Kendall and Linda Russell.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors Meeting is scheduled for the **second** Monday, March 9, 2020 at 4:00 p.m. at East Greens Clubhouse, Lehigh Acres, FL 33936.

ADJOURNMENT. There being no further business the meeting was adjourned at 5:07 p.m.