

## MINUTES

### EAST GREENS CONDOMINIUM, INC.

Meeting of the Board of Directors  
September 19, 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, Matt Wiherle and Patty Vealey. Allison Cefalu, CAM, was in attendance for Management Professionals, Inc.

**CALL TO ORDER.** Brian Campbell called the meeting to order at 4:46p.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 Robert and Ollie Manly, Larry and Chiquita Baker, Donna Burns-Russell, John Chandnoit, Jim & Wanda O'Connor, Paul Christopher, Marty Clifton, Joe Grady, Ronald Rice, Frances Richardson, Charles Schweinsburg.

**PROOF OF NOTICE OF MEETING.** In accordance with bylaw and statutory requirements, the notice for this meeting was posted in the designated area on September 15, 2023 by Allison Cefalu.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** Dan Treutlein made a motion to approve the minutes of the April 17<sup>th</sup>, 2023 Board of Directors meeting as written. Joan Hughes. Seconded the motion. Motion passed unanimously.

**TREASURER'S REPORT.** Patty Vealey presented the Financial Report through August 31, 2023, Operating Account \$23,906.13 Reserve Acct. \$242,099.26, CD Capital Projects \$20,110.33CD Reserve Fund \$36,006.11 and Accounts receivable \$2860.00 Total Assets/Liabilities & Equity \$324,981.83 Fund Balance 10,927.97 and Net Income \$8,706.31 Total Equity \$19,634.28. Dan Truetlein made a motion to accept treasurer's report as reported. Joan Hughes seconded. Motion passed unanimously.

**COMMITTEE REPORTS.** *Architectural Review Committee.* Brian Campbell made a motion to ratify the below modification requests approved by the committee. Dan Treutlein seconded the motion. Motion passed unanimously.

- 6 Regency Ct. approval to remove a Jacaranda Tree
- 4 East Greens Cir approval to install shutters (Aluminum Ivory)
- 6 Regency Ct approval to cut down massive areca palm

**UNFINISHED BUSINESS.** *Vacant Parcel's Update.* Brian Campbell reported the breakdown of the sale of the vacant lots and discussed the closing costs and history of the land. New owners are working on permitting and land development order with the county.

Brian Campbell checked all the current construction units for any unlocked doors. No doors unlocked other than a few broken slider doors, no signs of squatters, but did see new plumbing had been done.

Brian Campbell reported the Builder's Risk policy for the constructions units is up for renewal and might not be renewable due to the condition of the units. The Association is currently troubleshooting this policy and whether the Association will be required to continue to carry the policy. If the Association cannot obtain a policy, the Association will forward over to Attorney's to notify the owner of the loss in coverage.

**NEW BUSINESS.** *2023 Budget Workshop.* The Board went through the 2023 expenses versus the Budget line item by line item. Due to insurance increases because of Hurricane Ian and the cost-of-living increase, the maintenance fees will have to be set at \$325.00 per unit per month. This will be an increase of \$25.00 per unit per month. Patty Vealey motioned to adjust the budgeted amount for the calendar year. Brian Campbell seconded the motion. Motion passed unanimously. The notice to adopt the 2024 Budget will go out to the owners to inform them and to address any questions they may have.

**DETERMINATION OF NEXT MEETING.** The next meeting of the Board of Directors is scheduled for October 16, 2023 at 4:00 p.m. at East Greens Clubhouse, Lehigh Acres, FL 33936.

**ADJOURNMENT.** There being no further business the meeting was adjourned at 5:30 p.m.

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