

## MINUTES

### EAST GREENS CONDOMINIUM, INC.

Meeting of the Board of Directors  
October 21, 2019  
East Greens Clubhouse  
Lehigh Acres, FL 33936

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**DETERMINATION OF QUORUM.** Board members present were Mark Otto, Dan Truetlein, Patty Vealey and Shirley St.Clair. Dee Swartwood was absent. Allison Cefalu, CAM, was in attendance for Management Professionals, Inc.

**CALL TO ORDER.** Mark Otto called the meeting to order at 4:02 p.m. at the East Greens Clubhouse, the location specified in the notice for this meeting.

**WELCOME GUESTS.** Mark Otto welcomed Donna Burns-Russell, John Chandnoit, Virgil Chesnutt, Marty Clifton, Maritza Fraticelli, Catherine Kendall, Lula Meadows, Sharon Nolde, Leonard & Melody Oliver, Emilia DaSilva, Ronald Rice, Frances Richardson, Larry Rohan and Linda Russell.

Mark Otto thanked all members in attendance and let them all know the Board tries to let all members speak their minds even though the Board may not agree. The Board appreciates membership participation.

Mark Otto wanted to remind all members to contact the Management Office with any questions or concerns. These questions and concerns will be brought to the Board and addressed as needed.

**PROOF OF NOTICE OF MEETING.** In accordance with bylaw and statutory requirements, the notice for this meeting was mailed to all owners October 7, 2019 by Allison Cefalu. Affidavit on file.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** Shirley St. Clair made a motion to approve the minutes of the September 16, 2019 Board of Directors meeting with the following change under NEW BUSINESS: Dee Swartwood and Donna Burns-Russell have put out traps to catch and remove. Dee Swartwood contracted with trapper. Dan Truetlein seconded the motion. Motion passed unanimously.

**TREASURER'S REPORT.** Allison Cefalu presented the Financial Report through September 30, 2019. Operating Account \$34,875.70, Reserve Acct. \$190,524.00, CD Capital Projects \$20,090.22, CD Reserve Fund \$35,920.34 and Accounts receivable \$4,091.55. Total Assets/Liabilities & Equity \$285,501.81. Allison Cefalu discussed and explained straight line maintenance. Dan Truetlein made a motion to accept the Treasurer's Report as presented. Shirley St. Clair seconded the motion. Motion passed unanimously.

**UNFINISHED BUSINESS.** Drain Grate. Drain Grate has been repaired. The sod now has to be replaced.

Raccoons. Again owners are requested to not keep bird feeders. Bird feeders encourage raccoons which remain a problem in the East Greens Community.

Phantom Units. They are continuing work on the units. At this time the delay seems to be with FGUA.

Tree Replacement/Relocation. There is one (1) Queen Palm and one (1) Double Queen Palm around East Greens that can be relocated. One located at 8 East Greens Circle will be moved to 3 Park Lane Circle for \$200. The Double Queen Palm under some power lines will be relocated to 5 Regency Court for \$250.00. A 15-18 foot Queen Palm will be purchased for \$300.00 for 21 East Greens Blvd.

**NEW BUSINESS.** 2020 Budget Adoption. The Board of Directors were presented the proposed 2020 budget. Linda Russell questioned some of the line items on the budget and the questions were addressed by the Board and by Management. Dan Truetlein made a motion to adopt the 2020 budget as presented. Patty Vealey seconded the motion. Motion passed unanimously.

Any new business which may properly come before the Board. A complaint was submitted by Linda Russell concerning the stability of the fence around the pool. Dan Truetlein and Childs Roberts worked at stabilizing the fence. Dan Truetlein installed some brackets and Childs Roberts re-cemented the posts. Childs Roberts will be painting the cemented areas to match. However, a reminder to all owners the fence is decorative and meant to keep people that do not belong out. Please do not lean on the fencing.

An electrical box outside of the clubhouse came into disrepair and was reported to the Management Company by Patty Vealey and then by Linda Russell. An electrician came out on Friday, October 18, 2019 and assessed the electrical box. If it is not already repaired it would be due to the electrician needing to obtain proper permitting and parts.

Linda Russell submitted a request by the owners of Regency Court for update landscaping for their center court at the cost of the Association. The request was denied and Allison Cefalu explained how the courts became landscaped. Each court's owners selected the plants for their center courts at their own cost. The owners are welcome to come up with a landscaping plan at their own cost and submit to the Board for approval. Maintenance of the landscaping plan should be considered as the courts are maintained by the Association's landscaper.

Linda Russell questioned the janitorial services. She complained about dead bugs/lizards in the closets. A reminder that the windows and doors to the clubhouse are the original ones and old and bugs will get in. Even with pest control you are going to get bugs. Management reminded all they only come twice a month and not sure they empty the closets of the tables and chairs to clean out closets each time they come. Management will meet with the janitorial for a clearer understanding of their procedures. Linda Russell was reminded that in the past owners were required to clean up after themselves when the clubhouse was used. When owners started neglecting they hired the janitorial service for the cleaning twice a month adding the expense.

Linda Russell asked if the janitorial service reports maintenance problems such as problems with the A/C or sinks/toilets. Management is sure they would if they saw a problem but will check with them and request they do so.

Linda Russell asked about the replacement of the blinds in the clubhouse. Patty Vealey informed the membership of all the time and effort that she and Dee Swartwood put into the renovation and updating of the clubhouse. There is always more that can be done. Blinds would be put on a wish list.

Donna Burn-Russell wanted to inform everyone that Linda Russell sweeps the pool deck every day and should be recognized for doing so.

It was reported Dee Swartwood was back in the hospital and Claudia Doolittle was in rehab. Wishing both a speedy recovery.

**DETERMINATION OF NEXT MEETING.** The next meeting of the Board of Directors is scheduled for November 18, 2019 at 4:00 p.m. at East Greens Clubhouse, Lehigh Acres, FL 33936.

**ADJOURNMENT.** There being no further business, Mark Otto adjourned the meeting at 5:10 p.m.