

Minutes  
**East Greens Condominiums, Inc.**  
May 17, 2021  
East Greens Clubhouse  
Lehigh Acres, FL 33936

**DETERMINATION OF QUORUM:** Board members present were: Brian Campbell, Linda Russell, Marty Clifton, and Donna Burns-Russell. Shirley St. Clair was present via Zoom. Allison Cefalu, CFM, was in attendance for Management Professionals, Inc.

**CALL TO ORDER:** Brian Campbell called the meeting to order at 4:02 pm. The Pledge of Allegiance and a moment of silence followed.

**WELCOME GUESTS:** Kathy Campbell, Jim O'Connor, Wanda O'Connor, Paul Christopher, Dodi Hall, Patricia Esno, Lula Meadow, Fran Richardson, Bob Schweinsburg, Dan Treutlein, Gloria Tucker, Patty Vealey, Judy DeVon, Jim DeVon. Debbie Gomes and Katie Kendall attended via Zoom.

**PROOF OF NOTICE OF MEETING:** In accordance with bylaws and statutory requirements, the notice for this meeting was posted on the clubhouse bulletin board on Friday, May 14, 2021. The sign notifying residents of the meeting was placed on the lawn outside the clubhouse.

**READING AND DISPOSAL OF UNAPPROVED MINUTES:** Linda Russell moved to accept the minutes of the April 19, 2021 meeting as written. Marty Clifton seconded the motion. Motion passed unanimously.

**TREASURER'S REPORT:** Current information on expenditures, income and assets was shared by Marty Clifton, Board Treasurer.

**UNFINISHED BUSINESS**

**Committee Reports:**

**Communication Committee:** Linda Russell provided an update on activities including the monthly Newsletter. She also thanked residents who donated time and materials to the clubhouse project.

**Landscape and Community Planning:** Donna Burns-Russell provided information on topics discussed at the May 5, 2021 meeting. Items considered high priority include: a moratorium on removal and replacing trees, begin researching replacement costs of our irrigation system, replacing stop sign on East Greens Blvd., and immediately inform landscape company to stop vertically edging the road while mowing the grass. It is causing road damage. Items for future consideration include: adding additional parking, solar power, forming a pool committee, shingle mold, island maintenance and Fairwinds expenses.

**Hurricane workshop/Plan update:** Donna Burns-Russell reported that the Hurricane Workshop presented by the Cohen Law Group was well attended and received. We have appointed circle captains who will be meeting with their assigned residents gathering information that will be critical in the event of a storm.

**Clubhouse Roof:** The vendors and the proposals that they submitted for the roof replacement were discussed. Brian Campbell moved that Pro GC be hired to replace the clubhouse house roof. Linda Russell seconded the motion. The motion passed unanimously.

**Moratorium for Rental Units:** Information from our attorney explaining how a moratorium on rentals would work and on how to proceed was explained. Brian Campbell moved to place a 4 year moratorium on rentals. Marty Clifton seconded the motion. The motion passed unanimously.

Oak Tree Removal: An oak tree struck by lightening several years ago has died. It currently poses a danger to nearby units. The tree was approved for removal by a unanimous board email vote at a cost of \$2750 which included stump removal.

#### New Business

Stop Sign: The stop sign on East Greens Blvd is very old, faded and needs to be replaced. Allison stated that a new sign will be \$100 and installation will be \$50. Donna Burns-Russell moved to replace the old sign. Shirley St. Clair seconded the motion. The motion passed unanimously.

Pool umbrellas: All but one umbrella is broken. Commercial umbrellas are \$250 each. Linda Russell moved to purchase new pool umbrellas. Marty Clifton seconded the motion. The motion passed unanimously. Linda Russell moved to dispose of the broken umbrellas. Marty Clifton seconded the motion. The motion passed unanimously.

Collections: Allison informed the board that 5 East Greens has not paid HOA fees since December and currently owes the Association \$1684.95. A notice of intent was mailed to the current owner in mid-April. Our attorney has started the process to place a lien on the property.

Landscape Proposal: We received one landscape proposal. Rick Payne declined submitting a proposal. Our new requirements for a landscape vendor were explained which favor our needs vs. the vendor. The Jeffcoat landscape proposal was reviewed. Allison shared that several of her communities use Jeffcoat and she had no complaints about their work. Brian Campbell moved to approve the Jeffcoat contract. Marty Clifton seconded the motion. Voting in favor included Brian Campbell, Marty Clifton, Donna Burns-Russell and Shirley St. Clair. Voting against was Linda Russell. Motion passed.

Association Insurance: Two proposals were submitted to the association. Both proposals were discussed and questions were answered. The McGruff Insurance proposal was determined to better meet our needs. Brian Campbell moved to approve McGruff Insurance as our carrier for 2021-2022. The motion was seconded by Marty Clifton. The motion passed unanimously.

Determination of next meeting: The next meeting will be Sept. 20, 2021 at 4 pm.

Adjournment: Motion to adjourn by Brian Campbell at 5 pm, seconded by Marty Clifton. Motion passed unanimously.

Submitted by: Donna Burns-Russell, Board Secretary