# EAST GREENS NEWSLETTER



CLUBHOUSE EVENTS

- UPCOMING BOARD OF DIRECTORS MEETINGS
  - January 18, 2027 Board Meeting
  - February 15, 2027 Annual Members Meeting

- GAME DAYS AT 12:30pm
  - TUESDAYS - Po-Ke-No
  - WEDNESDAYS - Skip-Bo

- "BINGO NIGHT" 1st THURSDAY at 7pm

## PRESIDENTS CORNER:

The community pool heater has been fixed, and we will raise the temperature to 86 degrees and will not be changed unless there is a severe dip in the temperature. If that happens, then I doubt anyone would be swimming.

The October Board of Directors meeting went very well, and the 2027 budget was approved and the HOA dues will remain the same for the upcoming year at $335 per unit per month.

Also please note the Board of Directors unanimously approved an addition in the rules and regulations pertaining to Board eligibility. You must own your property for two consecutive years to be eligible to serve on the Board of Directors and also one cannot be appointed to the board without the prerequisite of two years. Other additions incorporated are mandated by Florida state statutes regarding certification classes and also continuing education updates. These additions help board members do their functions serving on the Board of Directors.

The other day I followed a car to East Greens Circle, and I stopped and advised the lady driver (guest) to kindly slow down as it was obvious that she was exceeding the posted 20 MPH speed limit, travelling fast. She acknowledged me and agreed to slow down upon her leaving East Greens.

Please tell your guests that there is a posted 20 MPH speed limit for a reason. That is for all our safety. As we are all aware there are people walking and walking their dogs. Bottom line the homeowners are responsible for the behavior and actions of their guests.

Just a housekeeping note there is no Friday night movies at the club house. This has been suspended for lack of participation. Please mark your calendars that BINGO is every first Thursday of the month.

If you see anything out of the ordinary or suspicious, please call the sheriff's department and report it. There are several people driving their motor bikes on our private roads and doing wheelies. This is dangerous and please call the Sherriff's office right away to report this reckless driving.

If you have any questions, please contact me at 315-529-2915 or email at vt1192@aol.com or the management company at 239-368-6741 or email at mgmtprofl@aol.com.

Wishing everyone good health and waiting for the snowbirds to start returning soon.

Thank you, Brian A W Campbell.

# ACT AS IF WHAT YOU DO MAKES A DIFFERENCE.

# IT DOES!

## Your Board of Directors:

President – Brian Campbell – vt1192@aol.com

Vice President – Dan Treutlein- danieltreutlein83@gmail.com

Secretary – Patricia Jo DeWald - sproutz21@verizon.net

Treasurer – Patty Vealey – pv47@aol.com

Management – Allison Cefalu – mgmtprofl@aol.com

**Architectural Review Board**

Andrew Archer

Dave Tilley

**Governing Document Committee**

Brian Campbell

**Landscape Committee**

Andrew Archer

Dan Treutlein

**Social Committee**

Shirley St Clair

Patty Vealey

If you would like to serve on a committee please contact Allison at Management Professionals.

## CLUB HOUSE RULES

The East Greens Club House and Pool is for the private use of the unity owners of East Greens Condominium, Inc., their tenants and guests.

1.1 No lounging in Club House in wet swimsuits.

1.2 Smoking is prohibited in the Club House.

1.3 No pets are permitted in the Club House or pool area.

1.4 East Greens Condominium, Inc. functions override all private unit bookings regarding the Club House facility.

1.5 Private unit owner's events should be made at least two (2) weeks in advance of event. Emergency short-term events are on a first come basis if date is open. Check the calendar at the Club House bulletin board, if date open fill in with name and event and notify the management company at 239-368-6741.

A. Non-scheduled informal use of the Club House is limited to a gathering of not more than eight (8) people.

B. Private parties for persons under the age of 18 require adult supervision. There must be a minimum of one (1) adult, over the age of 21, for every seven (7) guests under the age of 18.

C. No private parties may be scheduled on any national holiday so the facilities may be open to all owners/tenants.

1.6 Condominium owner/tenant that has booked an event in the Club House hereby agrees to restore Club House interior, amenities, and utility areas to previous clean condition. Failure to comply with this requirement will result in an assessment of a Clean-Up Charge to the owner/tenant. All infractions will be duly recorded and red-flagged. Future bookings of a red-flagged owner/tenant will then be required to make a deposit of $50.00 prior to using the Club House facility.

1.7 A yearly report regarding the status of all units and events will be made directly to the Board by the chairperson of the Committee, who will keep the Club House calendar to show all bookings.

1.8 SUPPLIES: The supply of paper goods and food (such as coffee, tea, etc.) stored on the premises are for use by the Social Committee only. If an owner/tenant uses any of them for a personal or private party, they must be replaced promptly.

1.9 BULLETIN BOARD: Two bulletin boards are maintained at the North entrance of the Club House at 10 East Greens Blvd., Lehigh Acres, Florida, as follows:

A. The glass-enclosed board is the designated site of all official notices required by law to be posted for notices to owners. Only the management company representative or a Board Member may post or remove items on this board.

B. The open-face cork board will be used to post items of general interest to the owners/tenants, such as news about social events for members. Only owners my post items on this board and must show the date of posting. An owner may post a notice offering their unit for sale or rent on a card not larger than 3" X 5", showing their name. No other commercial or business notice may be posted there. The board may be cleared of any notice that has been posted over 30 days.

1.10 The Club House shall not be used for any type of benefit or fundraising event.

## POOL RULES & REGULATIONS

1.11 Any posted rules at the pool must be observed.

1.12 All swimmers must shower before entering the pool. Each time suntan lotion or oil is applied a shower must be taken before entering or re-entering the pool. The screen door to outside showers must be kept locked after showering.

1.13 Running, diving or causing a general nuisance is strictly prohibited.

1.14 Owners/tenants are responsible for the actions and language of their guests. The authorities will be notified if offending actions occur with the offending person(s) being removed from the pool area. The offender and owner/tenant will be prohibited from future use of the pool until proper conduct is assured.

1.15 Air mattresses, inner tubes, toys, balls and other objects are not permitted if pool occupancy exceeds six (6) persons. This excludes child-sized inner tubes and water wings.

1.16 No person will be permitted to enter the pool who is not toilet trained or is not capable of controlling bodily functions.

1.17 Owners/tenants will be responsible for returning furniture to its original location, as well as cleaning and straightening up all facilities they have used. If the Club House is vacant upon departure, it will be the owner/tenant's responsibility to lock the door, turn off lights and air conditioning/heating unit.

1.18 Only plastic of unbreakable containers are permitted in the pool area.

1.19 Children under the age of 14 must be accompanied by an adult at least 21 years of age. There must be a minimum of one (1) adult for every four (4) children using the pool facilities.

1.20 Owners/tenants are responsible for any damage to the Club House or pool property or to the grounds, which resulted from their own or guest's actions.

1.21 The pool cannot be reserved for private parties but is open to all unit owners.

1.22 No pool activities are allowed after 10:00pm.

1.23 The designated smoking and vaping area shall be at the back of the community center in the middle of the three (3) palm trees whereas the association shall provide a picnic table secured and a smokeless ash container for ashes and cigarette butts. There shall be no other smoking areas.

1.24 There shall be no consumption of any type of alcoholic beverages in and around the pool decking area. Alcohol consumption shall be allowed in the screen room and clubhouse.