

## MINUTES

### EAST GREENS CONDOMINIUM, INC.

Meeting of the Board of Directors

April 21, 2025

East Greens Clubhouse

Lehigh Acres, FL 33936

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**DETERMINATION OF QUORUM.** Board members present were Brian Campbell, Joan Hughes, Dan Treutlein, and Patty Vealey. Allison Cefalu, CAM, was in attendance for Management Professionals, Inc.

**CALL TO ORDER.** Brian Campbell called the meeting to order at 4:02 p.m. at the East Greens Clubhouse, the location specified in the notice for this meeting. A moment of silence followed.

**PROOF OF NOTICE OF MEETING.** In accordance with bylaw and statutory requirements, the notice for this meeting was posted at designated area on April 18, 2025.

**WELCOME GUESTS.** Brian Campbell welcomed, Lloyd & Donna Bishop, Donna Burns-Russell, Kathy Campbell, Paul Christopher, Henry Hensor, Candy Merritt, Fran Richardson, Dave Tilley, and Linda Russell to the meeting.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** Dan Treutlein made a motion to approve the minutes of the February 17, 2025, Board of Directors meeting as written. Joan Hughes seconded the motion. Motion passed unanimously.

Dan Treutlein made a motion to approve the minutes of the March 17, 2025, Board of Directors meeting as written. John Hughes seconded the motion. Motion passed unanimously.

**TREASURER'S REPORT.** Patty Vealey presented the Financial Report through March 31, 2025, Operating Account \$28,390.89 Reserve Acct. \$46,919.17, CD Capital Projects \$20,113.35, CD Reserve Fund \$36,006.11, Achivea 13M CD \$79,923.24, Achieva 6M CD \$79,524.01, Achieva 6M CD \$50,578.20 and Accounts receivable \$6,640.00, Total Assets/Liabilities & Equity \$348,094.97. Dan Treutlein made a motion to accept treasurer's report as reported. Patty Vealey seconded the motion. Motion passed unanimously.

**COMMITTEE REPORTS.** *Architectural Review Committee.* Brian Campbell made a motion to ratify the following ARC requests:

G06	Request: Roof Replacement
6 Regency Court	ARC Approved

L02	Request: Roof Replacement
2 Park Lane Circle	ARC Approved

J06	Request: Painting Sidewalk (sandstone)
6 East Greens Blvd	ARC Approved

H01	Request: Roof Replacement
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1 Plaza Court

ARC Approved

H07

7 Plaza Court

Request: Fill in flower bed with concrete

ARC Approved

J05

5 East Greens Blvd

Request: Roof Replacement

ARC Approved

Dan Treutlein seconded motion. Motion passed unanimously.

**UNFINISHED BUSINESS.** The Amendment to the Amended and Restated Declaration of Restrictions, Limitations, Covenants and Uses regarding moratorium on leasing was recorded with the County.

**NEW BUSINESS.** The floor was open to owners present and questions and concerns were addressed.

**DETERMINATION OF NEXT MEETING.** The next meeting of the Board of Directors will be scheduled for September 15, 2025 at 4:00 p.m. at East Greens Clubhouse, Lehigh Acres, FL 33936.

**ADJOURNMENT.** There being no further business the meeting was adjourned at 4:12 p.m.