

EAST GREENS NEWSLETTER



CLUBHOUSE EVENTS

- ❖ UPCOMING BOARD OF DIRECTORS MEETINGS
 - OCTOBER 21, 2024

- ❖ COMMUNITY POT-LUCK ALWAYS 2nd MONDAY OF THE MONTH

- ❖ POTLUCK SCHEDULED
 - OCTOBER 14th, 2024

- ❖ OCTOBER 25th TACO BAR FALL FESTIVAL

- ❖ GAME DAYS TUESDAYS & WEDNESDAYS AT 12:30pm

- ❖ “BINGO NIGHT” 1st & 3rd THURSDAY

PRESIDENTS CORNER:

I wish to Thank everyone for attending the September Board meeting. The input the Board received from those in attendance was very important in keeping us as a Board informed and helps us in making informed association decisions.

The 2025 Proposed Budget was presented to those present, and the Board answered questions related to these line items. The October Board Meeting on October 21st at 4:00PM will be the vote to adopt the 2025 Proposed Budget. Management will mail out the Proposed Budget for your review prior to the October meeting. When we created the budget Patty, Allison and I were very mindful as to what impact any increase would have on everyone and how it affects their monthly budgets. And by truly crunching numbers to maximize the effects of the overall spending. The only area that is always the question mark is of course insurance. It is proposed to increase the monthly dues by \$5.00 per month. This amount is minimal and yet keeps us within the actual day-to-day costs.

Please, please, please slow down. Some that live here or visit us are not obeying the posted 20 MPH speed limit nor other traffic signs. Slow down and be aware of those that may be walking alone or walking their pets. Let's be a good neighbor and SLOW DOWN.

If you wish to help with setting up for the potluck dinner, please contact Jim and Wanda at 239-450-4636. There will be a "Taco Bar Fall Fest" on October 25th 2024 at 6:00PM. The cost will be \$5.00 per person and all you will need to bring is your beverage of choice, everything else is supplied for this event. Please RSVP to Wanda if you will be attending at 239-450-4636. She will need to know how much food will be needed prior to the event.

The general contractor (Rick Alaimo) for the 10 unfinished units attended our meeting and gave us an overview of the work being done. He is hoping that all the units will be ready by December of 2024 and be ready for sale. He has also offered his handyman services to the Association. His contact number is 847-833-7780.

I appointed Donna Burns -Russell (239-674-3429) to spearhead establishing a list of emergency contact information for homeowners within the community for emergency purposes. This is not a Board or Association function but rather an individual endeavor to protect our membership. Supplying the information is of course completely voluntary. She will send out information relating to this project. If you wish, please call her and you can give her your emergency contact information.

Another area of interest that was voiced by those in attendance is keeping your 3-foot perimeter clear of weeds and overgrown plants. It is your responsibility to do so. Also be mindful of what you plant and do your research for the care and growth pattern of Floridan plants. Remember their growth spurts are during the summer months and rainy season here. A percentage of people are away and therefore not able to attend to this area. Please plan to have someone take care of it during your absence. Those who are in violation will be notified and a fine could be imposed.

In closing I hope everyone had a great summer and safe travels to all the snowbirds returning. If you have any questions, please contact me by phone at 315-529-2915 or by email at vt1192@aol.com.

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 - Lula Meadows - lulam524@gmail.com

Treasurer - Patty Vealey - pv47@aol.com

Director - Matt Wiherle - mwiherle@gmail.com

Management - Allison Cefalu - mgmtprofl@aol.com

Architectural Review Board

Jim O'Connor

Andrew Archer

Pat Esno

Governing Document Committee

Brian Campbell

Landscape Committee

Andrew Archer

Jim O'Connor

Dan Treutlein

Social Committee

Jim O'Connor

Wanda O'Connor

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 swim suits.
- 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 with regard to 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 than 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 bulleting 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.