

EAST GREENS NEWSLETTER



CLUBHOUSE EVENTS

- ❖ UPCOMING BOARD OF DIRECTORS MEETINGS
 - SEPTEMBER 16, 2024
 - OCTOBER 21, 2024
- ❖ COMMUNITY POT-LUCK ALWAYS 2nd MONDAY OF THE MONTH -
- ❖ POTLUCK SCHEDULED
 - MAY 13, 2024
 - JUNE 10, 2024
 - JULY 8, 2024
 - AUGUST 12, 2024
 - SEPTEMBER 9, 2024
- ❖ JULY 4TH CELEBRATION
- ❖ GAME DAYS TUESDAYS AT 12:30pm
- ❖ THURSDAY "BINGO NIGHT"
- ❖ FRIDAY "MOVIE NIGHT"

PRESIDENTS CORNER:

Hoping Everyone who is returning north has a safe trip regardless of mode of transportation. Lula Meadows was appointed by the Board of Directors to fill an unexpired term that was vacated due to health reasons. We welcome Lula as being a part of the Board and her expertise and life knowledge will be appreciated.

This is the last newsletter until September as normally there is none during the summer months. This does not preclude sending out emails to all the homeowners if it is necessitated.

The following dates are for the potluck dinners which are: May 13th June 10th July 8th August 12th and September 9th. There will also be a July 4th Celebration. Your attendance just enhances the comradery amongst the homeowners/renters and invited guests. So please mark your calendars for these dates. Also, Wanda has proposed that Thursday night be scheduled as "Bingo Night". Friday night will continue at 7:00PM for "Movie night". Other projects are in the works and will be announced by Wanda at a future date.

All those homeowners' who are here during the summer months please start to prepare and have your hurricane items ready to be implemented in case. Hoping that this year will be hurricane free, but we do live in Florida and know that is a lesser probability. Please stay safe and start preparing as a safety measure.

As many are aware it was suggested to propose an Amendment to require a minimum 2-year ownership before renting is permitted, inherited properties excluded. The Board of Directors have submitted the Proposed Amendment to the Association attorney to review the wordage to ensure that it meets all the legal criteria for inclusion when it is presented to the Ownership for voting. Once this occurs this will set into motion to be able to call a special meeting and or included in a regular meeting agenda. This section will add to our governing documents the fact that new homeowners will be able to rent only after having ownership for two years. The exemption shall be for those family members who inherit or gain ownership of their family's properties. If they sell it, then the two-year provision would automatically apply. The ownership has expressed a concern with the number of units that are being sold and then after closing they are placed up for rent and or investment purposes. Once the Board approves the recommendation then proxy's will be sent out along with the official copy of the new section in the governing documents. It requires 75 percent of approval by the ownership and therefore please when asked to return those proxies so that they can be counted to help ensure passage. If you have any questions, please contact me.

Some people may have noticed that our East Greens concrete sign was near demolished when a young driver who was being chased by two separate vehicles of road ragers crashed into it and probably saved his life. If it was not there, he would have hit either the house or a very large Oak tree. I spoke with the deputy at the crash scene, and he gave me a copy of the accident report information. This was forwarded to the Management Company for them to follow up as I filed the initial claim with the insured carriers.

Please everyone have a safe summer and see everyone when they start returning in the fall months.

If you have any questions please contact myself at vt1192@aol.com or call me at 315-529-2915 or call Allison at the management office at 239-368-6741.

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.