

MINUTES

EAST GREENS CONDOMINIUM, INC.

Meeting of the Board of Directors
October 21, 2024
East Greens Clubhouse
Lehigh Acres, FL 33936

DETERMINATION OF QUORUM. Board members present were Brian Campbell (by zoom), Dan Treutlein, and Patty Vealey (by zoom). Lula Meadows and Matt Wiherle were excused from meeting. Allison Cefalu, CAM, was in attendance for Management Professionals, Inc.

CALL TO ORDER. Brian Campbell called the meeting to order at 4:15 p.m. at the East Greens Clubhouse, the location specified in the notice for this meeting. A moment of silence followed.

WELCOME GUESTS. Brian Campbell welcomed, Donna Burns-Russell, Patricia DeWald, and Linda Russell to the meeting.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice for this meeting was posted at designated area on October 7, 2024.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Brian Campbell made a motion to approve the minutes of the September 16, 2024 Board of Directors meeting as written. Patty Vealey seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Allison Cefalu presented the Financial Report through September 30, 2024, Operating Account \$17,850.74 Reserve Acct. \$88,048.40, CD Capital Projects \$20,111.34, CD Reserve Fund \$36,006.11, Achieva 13M CD \$77,915.21, Achieva 6M CD \$77,584.04, and Accounts receivable \$3,715.00, Total Assets/Liabilities & Equity \$321,230.84. Brian Campbell made a motion to accept treasurer's report as reported. Dan Treutlein seconded the motion. Motion passed unanimously.

COMMITTEE REPORTS. *Social Committee.* Social Committee reported there will be no Potluck's for November and December. Reminder to RSVP for the Taco Bar Night.

October 25th Taco Bar Night (Please RSVP to Wanda O'Connor)

BINGO NIGHTS 1st & 3rd Thursday at 7pm

CARD DAY – Coquian (Tuesdays) & Skipo (Wednesdays)

The Social Committee is always looking for new ideas. It was also reported the Association is currently exploring Cleaning Companies for the inside of the clubhouse on a bi-monthly basis. Once the proposals are obtained the Board will make a decision.

Also it was reported there were several bugs within the clubhouse. Management has contacted the pest control company to spray the interior of the clubhouse.

UNFINISHED BUSINESS. Nothing to report.

NEW BUSINESS. *2024 Budget Adoption.* Brian Campbell made a motion to adopt the 2025 proposed budget as presented. Dan Tre3utlein seconded the motion. Motion passed unanimously. The 2025 fees are \$330 per unit per month effective January 1, 2025.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors is scheduled for January 20, 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 4:26 p.m.

Minutes typed by Management Professionals, Inc. and have not yet been approved by the Board of Directors.