

## MINUTES

### EAST GREENS CONDOMINIUM, INC.

Meeting of the Board of Directors

April 15, 2024

East Greens Clubhouse

Lehigh Acres, FL 33936

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**DETERMINATION OF QUORUM.** Board members present were Brian Campbell, Dan Treutlein, Matt Wiherle and Patty Vealey (phone). Allison Cefalu, CAM, was in attendance for Management Professionals, Inc.

**CALL TO ORDER.** Brian Campbell called the meeting to order at 4:16 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, Larry & Chiquita Baker, Lloyd and Donna Bishop, Donna Burns-Russell, Katherine Campbell, Wanda & Jim O'Connor, Paul Christopher, Marty Clifton, Joe Grady, Betty MacLean, Candace Merritt, Frances Richardson 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 April 12, 2024.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** Brian Campbell made a motion to approve the minutes of the February 19, 2024 Board of Directors meeting as written. Dan Truetlein seconded the motion. Motion passed unanimously.

**TREASURER'S REPORT.** Allison Cefalu presented the Financial Report through March 31, 2024, Operating Account \$10,397.47 Reserve Acct. \$79,639.41, CD Capital Projects \$20,111.34, CD Reserve Fund \$36,006.11, Achivea 13M CD \$75,000, Achieva 6M CD \$75,000, and Accounts receivable \$940.00, Total Assets/Liabilities & Equity \$297,094.33 Fund Balance 30,098.66 and Net Income \$-27,407.04 Total Equity \$3,580.62. Brian Campbell made a motion to accept treasurer's report as reported. Matt Wiherle seconded the motion. Motion passed unanimously.

**COMMITTEE REPORTS.** *Social Committee.* Wanda O'Connor reported the following dates for Pot lucks:

May 13<sup>th</sup>, June 10<sup>th</sup>, July 8<sup>th</sup>, August 12<sup>th</sup>, Sept 9<sup>th</sup>.

There will also be a 4<sup>th</sup> of July Celebration.

**UNFINISHED BUSINESS.** Nothing to report.

**NEW BUSINESS.** *Board Resignation and Appointment.* The Board accepted Joan Hughes' resignation due to health reasons. Brian nominated Lula Meadows to fill the position. Patty Vealey seconded the nomination. All in favor of the appointment of Lula Meadows to the Board of Directors.

Clubhouse Internet. After a brief discussion Brian Campbell made a motion to contract with T-Mobile for internet at the Clubhouse and not to exceed \$100.00 per month. Patty Vealey seconded the motion. Motion passed unanimously.

**DETERMINATION OF NEXT MEETING.** The next meeting of the Board of Directors is scheduled for September 16, 2024 at 4:00 p.m. at East Greens Clubhouse, Lehigh Acres, FL 33936.

**ADJOURNMENT.** There being no further business the meeting was adjourned at 4:30 p.m.