

Minutes  
**East Greens Condominiums, Inc.**  
April 19, 2021  
East Greens Clubhouse  
Lehigh Acres, FL. 33936

**DETERMINATION OF QUORUM:** Board members present were: Brian Campbell, Linda Russell, Marty Clifton, Donna Burns-Russell and Shirley St. Clair. Allison Cefalu, CAM, was in attendance for Management Professionals, Inc.

**CALL TO ORDER:** Brian Campbell called the meeting to order at 4pm. The Pledge of Allegiance and a moment of silence followed.

**WELCOME GUESTS:** John Chandnoit, Jim O Connor, Wanda O Connor, Paul Christopher, Dodi Hall, Martha Craig, Ed Lang, Lula Meadow, Fran Richardson and Patty Vealey. Debbie Gomes and Thelma Wilson attended using Zoom.

**PROOF OF NOTICE OF MEETING:** In accordance with bylaws and statutory requirements, the notice for this meeting was posted on the clubhouse bulletin board on Friday, April 16, 2021. The sign notifying residents of the meeting was placed on the lawn outside the clubhouse.

**READING AND DISPOSAL OF UNAPPROVED MINUTES:** Brian Campbell moved to accept the minutes of the March 15, 2021 meeting as written. Shirley St. Clair seconded the motion. Motion passed unanimously.

**TREASURER'S REPORT:** Current information on expenditures, income and assets was shared by Marty Clifton, Board Treasurer.

**UNFINISHED BUSINESS**

**Clubhouse Interior Update:** Donna Burns-Russell and Linda Russell discussed the updates and improvements to the clubhouse interior. Linda and Donna both expressed their thanks and appreciation to members who donated time and materials to the project. Donors include: Brian and Kathy Campbell, Cliff and Marty Clifton, Jim and Wanda O'Connor, Dodi Hall, Candy Merritt, Dave Tilley, Donna Burns-Russell and Linda Russell.

**Clubhouse Roof Update:** Brian Campbell met with Robert Taylor, a licensed Architect with ADG Architects of Fort Myers, on Friday, April 16. The goal was to have Mr. Taylor examine all aspects of replacing the clubhouse roof and provide the board with a written report of his recommendations. The board will vote on submitted bids at the May meeting.

**Pool update:** Brian Campbell provided the board with a history of past pool repairs which were inferior along with current upgrades. The benefits of a salt water conversion were described.

**Committee Approval & Update:** Brian Campbell moved that the board approve committees, committee chairs and committee members. The motion was seconded by Donna Burns-Russell and passed unanimously.

**Garden update:** Brian Campbell shared that Jose Rivera has planted seeds and our community garden is off to a good start. Residents are encouraged to participate.

**Ratify Oak Tree removal by Clubhouse:** ratified by board email prior to this meeting.

**Ratify updating Pool equipment:** ratified by board email prior to this meeting.

**NEW BUSINESS**

**Rental Units:** Brian Campbell moved that the number of rental units for East Greens be capped at 6 Units. The motion was seconded by Marty Clifton and passed unanimously.

**Landscape Specifications:** Brian Campbell shared information on our current landscape contract. Our current contract benefits the vendor more than the association. This contract is being rewritten to

benefit the Association. Once complete, vendors will be able to submit bids. Concerns about our current vendor were voiced. Ed Lang suggested that the gap between the road and grass be filled to prevent the asphalt from cracking and breaking.

Addition of Fairwinds Court to Association Insurance Policy: Fairwinds will be included on our new insurance policy. We are currently shopping for insurance carriers.

Hurricane Workshop: A hurricane workshop will be held for East Greens Residents on Wednesday, April 28, 2021 at the Clubhouse at noon. The Cohen Law Group will be the presenters and lunch will be provided to those who attend. Residents will also be encouraged to create a community emergency plan.

Association Property: Brian Campbell moved to remove or store unused association property. Valances will be stored and pool fencing, blinds, garbage can and the pool umbrella will be placed in the trash. Motion seconded by Donna Burns-Russell and passed unanimously.

Other new business:

Clubhouse Roof: Patty Vealey expressed concerns regarding rumors concerning the Clubhouse Roof. Brian Campbell addressed her concerns.

Unit Paint Schedule: Linda Russell asked about date for the painting of Park Lane Circle and Allison stated they would be scheduled for sometime this Fall. She also stated that there was paint stored in the clubhouse that could be used for spot jobs.

A.R B. Fran Richardson's request to paint her driveway was approved.

Landscape Committee recommendations: Ed Lang encouraged the board to consider the following projects for future study:

- 1-removal of roof stains
- 2-adding/replacement of existing irrigation wells plus testing well water
- 3-adding a parking area
- 4-island maintenance
- 5-a new stop sign
- 6-drain back-ups

**DETERMINATION OF NEXT MEETING:** May 17, 2021

**ADJOURNMENT:** Motion to adjourn by Brian Campbell at 5:35pm seconded by Donna Burns-Russell. Motion passed unanimously.