

Minutes
EAST GREENS CONDOMINIUMS, INC.
September 20, 2021
East Greens Clubhouse
Lehigh Acres, FL 33936

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

CALL TO ORDER: Brian Campbell called the meeting to order at 4:05 pm. The Pledge of Allegiance and a moment of silence followed.

WELCOME GUESTS: Lula Meadows, Sharon Nolde, Melody Oliver, Melissa Renninger, Charlie Renniger, Barb Treutlein, Dan Treutlein, Patty Vealey, and Cathy Wickersham were welcomed.

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 Monday, September 13, 2021. The sign notifying residents of the meeting was placed on the clubhouse bulletin board. An outdoor sign notifying residents about the meeting was placed on the clubhouse lawn on Sept. 19, 2021.

READING AND DISPOSAL OF UNAPPROVED MINUTES: Brian Campbell moved to accept the minutes of the May 17, 2021 meeting as written. Shirley St. Clair seconded the motion. Motion passed.

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

UNFINISHED BUSINESS

Committee Reports. Patty Vealey resigned from the Rules and Documents Committee. Candy Merritt volunteered to be on the committee. Charlie Renninger resigned from the Architectural Review Board (ARB).

Pool Umbrellas. Brian Campbell moved to ratify the increase in money allocated for four pool umbrellas from \$1000 to \$1670 to provide for commercial grade umbrellas. Marty Clifton seconded the motion. Motion passed. Sharon Nolde was concerned about umbrellas being out in the weather on the pool deck and if that would decrease their lifespan. Brian Campbell moved to store two umbrellas in the clubhouse and leave 2 umbrellas on the pool deck. Motion was seconded by Shirley St. Clair. Motion passed.

Oak Tree Trimming rear of East Greens Circle. The sawdust left behind after the removal of the oak tree behind 8 East Greens Circle prevented new grass from growing. Marty Clifton moved that the bare areas should receive sod. Linda Russell seconded the motion and the motion passed.

Rental Moratorium Update. After consulting with our association attorney, the Board decided to rescind its previous stand on a rental moratorium. Brian Campbell moved to rescind the 4 year moratorium on rentals. Motion was seconded by Shirley St. Clair and passed.

Clubhouse Roof. The Board has received 3 bids for the clubhouse roof: V & M Roofing \$35,895 (no inclusion of removal/replacement of AC unit), Colonial Roofing \$54,185, and Home Pro's Florida \$59,963.54. After discussing the bids, Shirley St. Clair moved to table action on the clubhouse roof and seek more bids. Brian seconded the motion. Brian and Shirley voted to approve, Donna and Linda voted against the motion and Marty abstained. The motion failed. It was decided to search for additional roofing company bids with the idea that a roofing company would be selected at the October meeting.

NEW BUSINESS

Ratify Architectural Review Requests. The Board reviewed the ARB appeal from 6 Regency Court for the owner to fund the purchase, planting and maintenance of a front palm tree and a rear shade tree which was originally denied. Since the palm tree was destroyed during Hurricane Irma and the Association does not have the funds to replace it, the Board ruled that no cost would be the responsibility of the Association. Brian Campbell moved to ratify the palm tree and shade tree at 6 Regency Court. Donna Burns-Russell seconded the motion. Motion passed 4-1. Shirley St. Clair objected and stated that the shade tree in the common area was a violation (Rule 8.9) and asked that this be recorded in our minutes. The maintenance of both trees would ultimately be the responsibility of the association.

Ratify Approval to Buy. Brian Campbell moved to ratify the purchase of 106 East Greens Boulevard by The Dreamhome Entity Trust. Marty Clifton seconded the motion. Motion passed.

Association Legal Representation. Brian Campbell moved to retain the Becker Law Firm as the Association legal counsel. Becker specializes in Condominium laws, related continuing education and has been in business for over 20 years. Donna Burns-Russell seconded the motion. Motion passed. Cohen Law Firm will be pursuing reimbursement for the Association from damages of Hurricane Irma. There will be no out of pocket expense to the Association as Cohen will take a percentage of the settlement.

FHA/VA Loan Approval Discussion. **Cindy Sauer provided materials on FHA/VA Loans.**

She asked the Board to consider contacting FHA/VA to provide loans in the East Greens Condominiums. Management reminded the members that earlier the topic was discussed and due to the changes needed in our documents and accompanying attorney's fees, the FHA/VA loan process was not fiscally prudent. Brian Campbell and Management agreed to review Cindy's information and return with a response.

Designated Smoking Area at Clubhouse/Pool. There was confusion about beverage containers, food and smoking outside the clubhouse. Linda Russell made the following motion, "I move that management first share letters with the Board of Directors when those letters will be sent out to the members as a whole." Marty seconded the motion and the motion passed with Linda, Donna and Marty in support and Brian and Shirley against. A lot of discussion took place by audience members and board members. Brian then made the following motion, "I would like to make a motion to rescind the motion requesting management get prior approval before sending out anything to the association." Marty seconded the motion and the motion passed with Brian, Marty, Shirley and Donna voting yes and Linda voting no. Discussion resumed on the pool area. Only plastic or unbreakable containers are permitted in the pool area. Food is fine in the pool area. The Board referred smoking at the pool and in the lanai to the Rules and Documents Committee to review and give recommendation(s).

Fairwinds Irrigation. Concern was raised with Fairwinds Court irrigation. Irrigation water is spraying on to the road. Management was asked to have this corrected.

Problem securing Clubhouse. Management has received concerns about the clubhouse door lock needing maintenance. Our new clubhouse clock was damaged and storage closet items were strewn on the floor. It was discovered the main door has warped causing locking issues. Management is looking into replacing the door and handle. Please use the right door to enter/leave the clubhouse until Management installs a new door and lock. Security for the clubhouse will be discussed at the October board meeting.

Determination of next meeting. The next meeting will be held on Monday, Oct. 18, 2021 at 4pm.

Adjournment. Motion to adjourn by Brian Campbell at 6:05 pm seconded by Marty Clifton. Motion passed.

2022 BUDGET WORKSHOP

2022 Budget Workshop. The Board of Directors reviewed the year-to-date expenditures and the previous year's budget per line item to construct the proposed 2022 budget. The projected amount if approved will increase Condominium Fees (HOA's) to \$300.00 per unit per month beginning January 1, 2022.

NOTES

Clubhouse roof – keep at \$30,000 for current year, raise next year depending on costs

Roads – in good condition, no raise needed

Operating budget

Tax preparation – fee will increase from \$225 recommend increase to \$2500

Bank charges – should remain the same, no raise needed

Office expense – cost of paper, ink and postage have increased from \$800 raise to \$1200

Management fee – increase from \$10,956 per year to \$12,444 per year

Insurance – was \$70000, currently \$89,000 due to Hurricane Irma, age of the units and 10 additional units

Risk policy \$18,000 (will change when owner gets Certificate of Occupancy)

Irrigation – we spent \$3023 due to startup costs on the new units, a onetime expense, keep this budget item at \$2000

Lawn maintenance – can drop to \$36,000

Other grounds – keep at \$728 (\$2500)

Mulch and plantings – keep at \$5000 (we mulch every two years)

Tree Maintenance – was \$12000, changed to \$15,535 for the entire year (Palms trimmed twice yearly)

Fertilizer/pest control – keep at \$6000 per year

Submitted by: Donna Burns-Russell, Board Secretary