

Minutes
East Greens Condominiums, Inc.
March 15, 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 Kathy Campbell, John Chandnoit, Jim O'Connor, Wanda O'Connor, Pat Esno, Ed Lang, Lula Meadows, Candy Merritt, Sharon Nolde, and Patty Vealey attended in person. Paul Ragland, Mary Ragland and Ron Rice attended via ZOOM.

PROOF OF NOTICE OF MEETING In accordance with bylaw and statutory requirements, the notice for this meeting was posted on the clubhouse bulletin board on Thursday, March 11, 2021 by Donna Burns-Russell. 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 Feb. 15, 2021 meeting as written. Linda Russell seconded the motion. Motion passed unanimously.

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

INFORMATION ITEMS

Pool: Allison reported that our pool has a leak and several vendors are attempting to find the location so it can be repaired. Residents are asked not to add water or to the large pool or use the small pool until the pool leak is located and repaired.

Fairwinds Court Irrigation: Allison informed the board that the irrigation problem has been fixed

Tree Trimming update: It was agreed to place a moratorium on tree trimming until further notice.

ZOOM: Linda provided a brief overview of our ZOOM system. Paul, Mary and Ron were our first ZOOM participants and we were able to see and interact with them.

Committees: Linda directed members to sign up sheets if they were interested in volunteering.

Clubhouse: Donna provided information on future updates. Window blinds will be removed and replaced with drapes. The interior walls will be painted. A new TV stand has been purchased and assembled so the TV can be moved to a more central location in the main room. All materials and labor have been donated by members (including ZOOM equipment). There are no costs to the Association.

The Hump: Brian painted the hump with a skid resistant coating.

Clubhouse Roof: Ed Lang provided information on specs and bids received to date on replacing the clubhouse roof including moving the A/C unit. He also discussed installing a sidewalk and suggested having a community "work party" to improve the clubhouse/pool landscaping.

Flag/Solar Light: Allison was directed to purchase a solar light for the flag.

ACTION ITEMS

Community Garden: Brian shared that one of our residents has experience in starting and operating Community gardens and that he is very interested in working with residents to start a garden. Brian presented the following motion to the board:

I move to establish a community garden on the vacant property closest to the golf course area if feasible. The Association shall have the absolute right to abolish this endeavor if it is decided to sell or improve the property for additional residential units. This garden will be at no expense to the Association.

Marty seconded the motion and it passed unanimously.

OTHER INFORMATION

Pat Enos would like to see additional grass added in the areas around the townhouses.

DETERMINATION OF NEXT MEETING

Monday, April 19, 2021 at 4:00 pm

ADJOURNMENT

Motion to adjourn at 4:49 pm by Brian Campbell and seconded by Shirley St.Clair. Motion passed.