

MINUTES

EAST GREENS CONDOMINIUM, INC.

Meeting of the Board of Directors
January 21, 2019
East Greens Clubhouse
Lehigh Acres, FL 33936

DETERMINATION OF QUORUM. Board members present were Mark Otto, Delinda Swartwood, Shirley St. Clair, Dan Truetlein and Patty Vealey. Allison Cefalu, CAM, was in attendance for Management Professionals, Inc.

CALL TO ORDER. Mark Otto called the meeting to order at 4:00 p.m. at East Greens Clubhouse, the location specified in the notice for this meeting.

WELCOME GUESTS. Mark Otto welcomed the following guests: Jim O'Connor, Mary DiBenedetto, Ed Lang, Leonard and Melody Oliver, Paul Ragland, Frances Richardson, Larry Rohan and Bob Schweinsburg.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice for this meeting was posted on January 18, 2019 by Allison Cefalu.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Shirley St. Clair made a motion to accept the November 19, 2018 Board Meeting Minutes. Patty Vealey seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Allison Cefalu presented the Drafted Financial Report through December 2018. Operating Account \$71,137.84, Reserve Acct. \$189,011.45, CD Capital Projects \$20,085.21, CD Reserve Fund \$35,881.70 and Accounts receivable \$3,733.30. Total Assets \$319,849.50.

UNFINISHED BUSINESS. *Roofing Updates.* 1 Park Lane & 3 Plaza Court will have the replacement shingles done for \$750.00.

5 & 6 East Greens Blvd are contracting on their own for roof replacement and will be reimbursed the repairs cost by the Association.

The Association attorney sent letters to 2 and 7 Plaza Court for roof replacement. The Association's attorney will prepare settlement and release agreements for the units receiving repair payments.

Larry Rohan disputed damages to 2 Plaza Court. After discussion, Dan Truetlein made a motion to have the Association contribute \$75.00 to the wood replacement as well as the \$895.00 for the missing shingles for a total of \$970.00. Patty Vealey seconded the motion. Motion passed four members for and one member against.

NEW BUSINESS. *Any new business which may properly come before the Board.* Ladies room faucets are not working. Management will call a plumber to have replaced.

The light at 6 Regency Court is out. Management will call LCEC.

Plaza Court cluster mail boxes will be replaced soon.

The garbage company wants to charge an outrageous amount for supplying a garbage can for the clubhouse. We will purchase a large trash can from Home Depot.

There was a discussion concerning possible wi-fi video cameras for clubhouse and motion sensors for the guardhouse.

There is a serious wasp nest problem at one of the vacant units. Management will send a letter.

104 East Greens Blvd put up a fence without Board approval. Also the canopy is falling apart and needs repair.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors will follow the Annual Meeting on February 18, 2019 at 4:00 p.m. at East Greens Clubhouse, Lehigh Acres, FL 33936. Notices will be sent with information on the Annual Meeting.

ADJOURNMENT. There being no further business Shirley St. Clair made a motion to adjourned the meeting. Patty Vealey seconded the motion. Motion passed and Mark Otto adjourned the meeting at 4:49 p.m.