

MINUTES

EAST GREENS CONDOMINIUM, INC.

Meeting of the Board of Directors
November 16, 2020
East Greens Clubhouse
Lehigh Acres, FL 33936

DETERMINATION OF QUORUM. Board members present were Mark Otto, Linda Russell, Shirley St. Clair (by phone), and Patty Vealey. Marty Clifton was absent from the meeting. 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 the East Greens Clubhouse, the location specified in the notice for this meeting.

WELCOME GUESTS. Mark Otto welcomed Gary Burris, Brian Campbell, John Chandnoit, Jim and Wanda O'Connor, Pat Esno, Bob Schweinsburg and Dan and Barbara Treutlein.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice for this meeting was posted in the designated area on November 13, 2020 by Allison Cefalu.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Linda Russell made a motion to approve the minutes of the October 19, 2020 Board of Directors meeting with changes. Patty Vealey seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Allison Cefalu presented the Financial Report through October 31, 2020. Operating Account \$17,658.54, Reserve Acct. \$194,246.73, CD Capital Projects \$20,100.28, CD Reserve Fund \$35,959.39 and Accounts receivable \$2,959.39. Total Assets/Liabilities & Equity \$273,261.61.

Allison Cefalu reported sending the demand letter to Unit G06 for payment. She let her know she could call the office and we would assist her in collection from the insurance company but she at least needed to call to set up a payment plan.

UNFINISHED BUSINESS. *Landscape Planning Committee.* Linda Russell reported as Donna Burns-Russell was unaware of the Landscape Planning Committee being on the agenda. Allison Cefalu informed them that because it was a committee it would appear every month. If there was nothing to report it would be reflected as no report.

Linda Russell reported the committee would like to recommend the planting of as many trees as possible. The general consensus of those present is there are enough trees to maintain in the community. She stated there were about 10 residences that lost trees either by hurricane or by disease. Pat Esno stated it was general policy, once it is removed it is gone.

The new construction has planted oak trees and palm trees at their units. In time they will need maintenance thereby increasing the budget.

New construction is also working on sodding.

Guardhouse Shingles. The guardhouse shingling has been completed. Pat Esno asked why it was done as she thought the roof had already been done when Turn Key did work on the guardhouse. Allison Cefalu reported only the shingling was done so it would conform aesthetically.

NEW BUSINESS. *Any new business which may properly come before the Board.* Barbara Treutlein addressed the Board about an incident at the pool. Her daughter had come over with her son and was at the pool. She was approached by Linda Russell and told she could not be at the pool without the owner being present and asked that she and her son leave. She asked, “Is this what kind of community we are turning into?” She also said she usually goes down to the pool with them, but just hadn’t gotten there yet.

Allison Cefalu reported what the Board decided at last meeting. Because of the age of some of the residents, that as long as it does not become problematic owners did not have to accompany the guest. She also stated no Board Member should be approaching the owners. That is what Management is there for. Call the office with your issue and let them handle it thereby avoiding confrontations between owners. This also pertains to the vendors. If you have issues, report to Management and let them handle it. Vendors should only be having one person to report to and not every resident in the community.

Dan Treutlein felt his family was owed an apology. Bob Schweinsburg agreed residents and their guest should not be approached by Board Members or other residents and an apology should be issued.

Linda Russell stated she misunderstood the last meeting. The Board and Linda Russell apologized.

The Board requested Management contact the owner of Unit AAF-106 concerning the constant problems with his tenant.

Brian Campbell reported when the sealcoating was done one of the car stops was removed and two (2) parking spots were turned into one (1) handicap and we need to have it changed back to the way it was. Allison Cefalu reported she had already been in touch with the paving company and they will not put it back because of code. The Association is aware the parking area is a private area so code does not apply to the Association. Since paving company has refused to rectify, Allison Cefalu is going to have maintenance return it to the way it was. The handicap sign can be relocated to the Clubhouse.

Dan Treutlen discussed road expectancy and how he did not feel the sealcoating worked.

Brian Campbell offered to donate a TV for the Clubhouse, but a TV might open up the possibility of people using Clubhouse more during pandemic. Also the Association would have to purchase a wall mount.

Financial stability is good but doesn’t mean we can just spend because we have it. Mark Otto stated we budget for future items and don’t want to spend frivolity. Brian Campbell stated mortgage companies do look at the Association’s reserves. Financial stability is much better today than 10 years ago. We have made a lot of progress moving forward.

Dan Treutlein thanked the Board and Management stating they are doing a great job.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors is scheduled for January 18, 2020 at 4:00 p.m. at East Greens Clubhouse, Lehigh Acres, FL 33936.

ADJOURNMENT. There being no further business, the meeting was adjourned at 5:15 p.m.

Minutes typed by Management Professionals, Inc. and have not yet been approved by the Board of Directors.