

## MINUTES

### EAST GREENS CONDOMINIUM, INC.

Meeting of the Board of Directors  
September 16, 2024  
East Greens Clubhouse  
Lehigh Acres, FL 33936

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**DETERMINATION OF QUORUM.** Board members present were Brian Campbell, Lula Meadows, Dan Treutlein, and Patty Vealey. Matt Wihlerle was absent. Allison Cefalu, CAM, was in attendance for Management Professionals, Inc.

**CALL TO ORDER.** Brian Campbell called the meeting to order at 4:06 p.m. at the East Greens Clubhouse, the location specified in the notice for this meeting. A moment of silence followed.

**WELCOME GUESTS.** Brian Campbell welcomed, Donna Burns-Russell, Wanda & Jim O'Connor, Paul Christopher, Patricia DeWald, Maritza Fraticelli, and Robert Manly to the meeting.

**PROOF OF NOTICE OF MEETING.** In accordance with bylaw and statutory requirements, the notice for this meeting was posted at designated area on September 12, 2024.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** Dan Treutlein made a motion to approve the minutes of the April 15, 2024 Board of Directors meeting as written. Patty Vealey seconded the motion. Motion passed unanimously.

**TREASURER'S REPORT.** Patty Vealey presented the Financial Report through August 31, 2024, Operating Account \$32,211.00 Reserve Acct. \$85,556.88, CD Capital Projects \$20,111.34, CD Reserve Fund \$36,006.11, Achivea 13M CD \$77,915.21, Achieva 6M CD \$77,584.04, and Accounts receivable \$1,115.00, Total Assets/Liabilities & Equity \$330,499.58. Dan Treutlein made a motion to accept treasurer's report as reported. Lula Meadows seconded the motion. Motion passed unanimously.

**COMMITTEE REPORTS.** *Architectural Review Requests.* Patty Vealey made a motion to ratify the approval of the roof replacements approved by the committee for 2 Regency Court, 10 East Greens Circle and 7 Park Lane Circle. Dan Treutlein seconded the motion. Motion passed unanimously.

**Social Committee.** Wanda O'Connor reported the following information:

October 14<sup>th</sup> Potluck  
October 25<sup>th</sup> Taco Bar Night (Please RSVP to Wanda O'Connor)

BINGO NIGHTS 1<sup>st</sup> & 3<sup>rd</sup> Thursday at 7pm  
CARD DAY – Coquian (Tuesdays) & Skipo (Wednesdays)

The Social Committee is always looking for new ideas. A request was made for a new bookshelf for the clubhouse library.

**UNFINISHED BUSINESS.** Nothing to report.

**NEW BUSINESS.** *2024 Budget Workshop.* The Board reviewed the 2024 expenses versus the Budget line item by line item. Due to insurance increases because of Hurricane Ian and the cost-of-living increase, the maintenance fees will have to be set at \$330.00 per unit per month. This will be an increase of \$5.00 per unit per month. Brian Campbell motioned to adjust the budgeted amount for the calendar year. Patty Vealey seconded the motion. Motion passed unanimously. The notice to adopt the 2025 Budget will go out to the owners to inform them and to address any questions they may have.

**DETERMINATION OF NEXT MEETING.** The next meeting of the Board of Directors is the Budget Adoption meeting scheduled for October 21, 2024 at 4:00 p.m. at East Greens Clubhouse, Lehigh Acres, FL 33936.

**ADJOURNMENT.** There being no further business the meeting was adjourned at 4:30 p.m.