

EAST GREENS CONDOMINIUM ASSOCIATION

January 17, 2022
East Greens Clubhouse
Lehigh Acres, Florida

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

CALL TO ORDER: Brian Campbell called the meeting to order at 4:01 pm. The Pledge of Allegiance and a moment of silence followed.

WELCOME GUESTS: Andrew Archer, Lloyd Bishop, Katherine Campbell, Jim and Wanda O'Connor, Paul Christopher, Dodie Hall, Joe Grady, Ed Lang, Lula Meadow, Sharon Nolde, Mary and Paul Ragland, Fran Richardson and Patty Vealey were present.

PROOF OF NOTICE OF MEETING: In accordance with by-laws and statutory requirements, the notice for this meeting was posted on the clubhouse bulletin board.

READING AND DISPOSAL OF UNAPPROVED MINUTES: Shirley St. Clair moved to accept the meeting minutes and Brian Campbell seconded the motion. The motion passed.

TREASURERS REPORT: Current information on expenditures, income and assets was shared by Marty Clifton, Board Treasurer. Linda Russell moved to accept the report and Shirley St. Clair seconded the motion. The Motion passed.

UNFINISHED BUSINESS:

Committee Reports

*Communications – Linda Russell shared due dates for the community newsletter. Articles must be submitted by the 25th for the next month's newsletter

Clubhouse Roof – Allison stated that the contract is almost complete and ready for signatures.

Surveillance Camera's – Donna Burns Russell stated that there are numerous cameras with many features available. We are trying to determine which model will best meet our needs.

NEW BUSINESS

Brian Campbell shared historical information on infrastructure repairs and improvements. Items mentioned included:

2013	\$69,000	underground storm replacement outfill pipe
2016	12,600	driveway repair
2017	11,100	clubhouse furniture
2018	7,385	electrical clubhouse
2020	3,850	pool heater
2020	10,750	sink hole and drainage issue

Painting is considered a routine maintenance item. The goal is that each unit will be painted once every seven years. Painting took place during 2018-2019 at a total cost of \$22,800. Plaza, East Greens Blvd and Regency were included.

Pool umbrellas – Marty Clifton moved that all four pool umbrellas be returned to the pool area. Brian Campbell seconded the motion. The motion passed.

Meet the Candidates Night – Ed Lang has scheduled this event for Thursday, January 27 at the Clubhouse. Owners will have the opportunity to meet candidates running for open board positions and will begin at 5pm. Ed also passed out a survey to owners that seeks information on areas of importance.

INFORMATION ITEM: Clubhouse doors and locks are scheduled to be replaced. The picnic table for smokers has been delivered to the smoking area.

DETERMINATION OF NEXT MEETING: The Annual Meeting will be held on Monday, February 21, 2022.

ADJOURNMENT: The meeting was adjourned at 4:26 pm. Motion to adjourn by Brian Campbell, seconded by Donna Burns Russell. Motion passed.

SUBMITTED BY: Donna Burns-Russell, Board Secretary