

MINUTES

EAST GREENS CONDOMINIUM, INC.

Meeting of the Board of Directors
January 18, 2021
East Greens Clubhouse
Lehigh Acres, FL 33936

DETERMINATION OF QUORUM. Board members present were Marty Clifton, Mark Otto, Linda Russell, and Patty Vealey. Shirley St. Clair 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 Donna Burns-Russell, Jim & Wanda OConnor, Ed Lang, Lula & Richard Meadows, Candace Merritt, Sharon Nolde, Charles & Melissa Renninger, Ronald Rice & Emilia DaSilva, Fran Richardson, and Bob Schweinsburg.

The Association lost a former Board member and great friend in early January. She will be missed.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice for this meeting was posted in the designated area on January 15, 2021 by Allison Cefalu.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Patty Vealey made a motion to approve the minutes of the November 16, 2020 Board of Directors meeting as written. Mark Otto seconded the motion. Mark Otto, Patty Vealey voted yes, Shirley St Clair (via email) voted yes, Marty Clifton abstained, and Linda Russell voted no. Motion passed.

TREASURER'S REPORT. Allison Cefalu presented the Drafted Financial Report through December 31, 2020. Operating Account \$16,037.04, Reserve Acct. \$197,330.39, CD Capital Projects \$20,105.32, CD Reserve Fund \$35,959.39 and Accounts receivable \$2836.55. Total Assets/Liabilities & Equity \$272,268.69. Fund Balance \$27,131.03, Net Income -\$17,141.29. Total Equity \$9,989.74.

Allison Cefalu reported Unit G06 has paid substantial payment towards her account but has not yet paid in full.

Patty Vealey reported the Association had to transfer approximately \$10,000 from Reserve account to Operating account to cover the tree trimming and relocation expenses.

UNFINISHED BUSINESS. *Landscape Planning Committee.* Ed Lang & Donna Burns-Russell were in attendance for the Landscape Planning Committee. Ed Lang reported items the committee has been reviewing. The committee would like to have more volunteers to serve on the committee. They would prefer a minimum of One (1) resident per court.

Jim O'Connor – Regency Court

Donna Burns-Russell – Park Lane Circle

Ed Lang – East Greens Boulevard

Andrew Archer – East Greens Circle
OPEN – Plaza Court
OPEN – Townhouses

Due to Covid-19 the committee did not get a chance to meet to discuss things further. The committee has requested the name of the committee be updated to “Landscape & Community Planning Committee”. The committee plans to discuss and gather information to present to the Board. Topics of discussion are Contract Review, Insurance Review, and Landscape Review. They are looking at the overall picture of East Greens Condominium.

The committee would like to host a “meet and greet” with the Candidates wishing to serve on the Board of Directors for 2021. They requested the date be February 1, 2021.

Donna Burns-Russell reported the committee still has work to do and more information to gather. Once they have concrete information they will have suggestions for the Board of Directors.

Clubhouse Roof Replacement. The Clubhouse roof has a leak and is need of replacement. The Budget for the Roof Replacement was at a cost of \$15,000. We are currently working on proposals for the roof replacement. We received the first proposal from V&M Roofing for \$32,350 with a discount of \$2500. We are obtaining a proposal from Roofmasters and some residents suggested we contact Bryant Roofing as well. The roof is in bad shape. There is mold, debris, plants, old solar panels (that need removed) and now code requires all air conditioners to be installed on a stand.

Patty Vealey wanted to make sure the Owners were aware of the financial concerns of the Association regarding unforeseen infrastructure problems. The Board is doing their best to plan and use Association expense properly. The Board does not want to have to do a special assessment for things we can reserve for. The Community was built in the early 70’s and will have many infrastructure items come up such as drainage, pool equipment, paving, etc. The Association needs to do the infrastructure items before spending funds on items people want. We all want things but the Board of Directors has a fiduciary duty to do what is in the best interest of the Association and spend funds wisely.

It was stated to Patty Vealey that East Greens Circle has all the trees in behind their condo’s and a former Board member had all the tree’s removed at Regency Court. This was not true. Another Rumor is that Patty Vealey was moving to Texas. This also is not true. Patty Vealey stated the residents need to go off of facts not rumor/gossip. Ed Lang reported the committee is only gathering information and only looking at facts.

An owner questioned the areas in paving that are bad. Mark Otto reported the areas that seem to be bad are around the center islands due to the garbage trucks. The Board does not think the paving must be done right away but are foreseeing the need for the future. The Association received a proposal for approximately \$106,000 to replace the roads. The current budget only has approximately \$36,932 in the fund for paving. The budget is only adding approximately \$6900 per year towards this account and will have \$106,000 in ten (10) years. If the roads need done prior to ten (10) years and the cost is increased the Association will need to find the funds from other reserve items and/or possible special assessment. Mark Otto reported the Association needs a plan for the future.

Bob Schweinsburg reported the Association creates the budget each year for a reason. If the committee or residents want something outside of budgeted expenses then they will need approval from the Board.

Allison Cefalu reported 6 East Greens Circle has a palm tree in the rear of their property they are willing to have relocated to another unit. Patty Vealey also stated the Association has several cabbage palms that are growing up around the community and suggested looking into replanting them in other areas. Allison Cefalu will request proposal from Rick Payne to remove & relocate. Linda Russell suggested the landscape committee make recommendations to the Board on where/who receives the trees.

NEW BUSINESS. *Solar Light for Flag Pole.* Allison Cefalu reported it is state law to have your flag lit if it flies at night. Allison Cefalu submitted some ideas for a solar light. Donna Burns-Russell stated she ordered too many solar lights and has offered to give the Association a light for the flag pole.

Clubhouse Blinds. It was reported that several of the blinds in the clubhouse are broken. Patty Vealey informed the Board that every single panel was taken down and washed when they revamped the clubhouse the last time. It seems to be the cords not the panels. The Association requested volunteers to investigate replacing the blinds. Candace Merritt volunteered the ladies to look into. Patty Vealey suggested contacting Lowes and/or Home Depot.

Clubhouse Television Items. Brian Campbell donated a television to the clubhouse. Marty Clifton donated a DVD player, antenna & HDMI cord.

Surveillance Camera Replacement (Pool). Linda Russell reported the camera at the pool area quit working on December 28th 2020. She took the camera from the guardhouse and placed it at the pool area. Patty Vealey reported the camera was at the guardhouse to picture license plates as they enter an exit community since the Association was having issue with people that are not residents. She also reminded the residents that the pool furniture was stolen when it was out for cleaning. Patty Vealey made a motion to purchase another camera for the guardhouse. Mark Otto seconded the motion. Motion passed unanimously.

Update/Discuss Rules & Regulations. Allison Cefalu presented the Board of Directors with the current Rules & Regulations of the Association. She asked that the Board review and get back with her with any questions or updates they would like. Allison Cefalu also reported that some of the rules are from the Association documents which would take a member vote to make a change but some are Board adopted rules that can be changed and/or adjusted with a Board vote. Mark Otto stated the Rules were very carefully edited a few years back but if new Board members wish to update again he is willing to look. Ed Lang reported the Committee discussed the Rules & Regulations at their first meeting and suggested picking one (1) rule a month to edited/update. Donna Burns-Russell suggested a Rules/Document Committee to review. Donna Burns-Russell, Lulu Meadows and Wanda OConnor volunteered to serve on this committee.

Any new business which may properly come before the Board. The Association used to have several different committees and the residents would like to see the committee's resume. At the Annual Members meeting we will have sign-up sheets for the following committees:

- Landscape & Community Planning Committee
- Rules/Document Committee
- Social Committee
- Architectural Review Committee
- Communications Committee.

Wanda OConnor stated she has extra fluorescent lights she is willing to donate for the clubhouse.

Wanda OConnor stated she wanted to start the Potluck events up again in February. The residents agreed to the 2nd Monday of the month beginning February 8, 2021.

As many are aware the clubhouse bridge has been brought up in discussion. Some residents have a hard time getting over the Bridge. To remove the bridge the association would need 2/3 ownership vote. The Association has two (2) other options that should only require Board vote. One (1) extend the sidewalk at the rear door of the clubhouse for access and option two (2) extend a sidewalk into the pool area at other end of parking lot. The Board would like to obtain more information on the other options before presenting survey to ownership.

Linda Russell requested the handicap sign at the clubhouse be moved over a space. Allison Cefalu stated we will try to relocate but may depend on ground.

Allison Cefalu reported the residents and the pool company have had to fill the water levels in the pool. Peggy believes there is another leak and is working with leak detection to determine where the leak is. The Board requested Peggy repair the auto flow valve.

Sharon Nolde reported the sprinklers near the main road at Fairwinds Court are watering the road not the grass.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors is scheduled for February 15, 2021 following the Annual Members meeting at 4:00 p.m. at East Greens Clubhouse, Lehigh Acres, FL 33936.

ADJOURNMENT. There being no further business, the meeting was adjourned at 5:22 p.m.

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