

MINUTES

EAST GREENS CONDOMINIUM, INC.

Meeting of the Board of Directors
September 21, 2020
East Greens Clubhouse
Lehigh Acres, FL 33936

DETERMINATION OF QUORUM. Board members present were Marty Clifton, Mark Otto, Linda Russell, Shirley St. Clair, 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 the East Greens Clubhouse, the location specified in the notice for this meeting.

WELCOME GUESTS. Mark Otto welcomed Donna Burns-Russell, Lulu Meadows, Sharon Nolde, Melissa Renninger, Fran Richardson, Larry Rohan, Bob Schweinsburg and Gloria Tucker.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice for this meeting was posted in the designated area on September 18, 2020 by Allison Cefalu.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Patty Vealey made a motion to approve the minutes of the March 9, 2020 Board of Directors meeting. Shirley St. Clair seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Allison Cefalu presented the Financial Report through August 31, 2020. Operating Account \$18,074.61, Reserve Acct. \$194,373.27, CD Capital Projects \$20,100.28, CD Reserve Fund \$35,959.39 and Accounts receivable \$2,839.55. Total Assets/Liabilities & Equity \$273,657.22.

UNFINISHED BUSINESS. *Landscape Planning Committee.* Donna Burns-Russell reported the following:

1. Tree next to 4 Park Lane Circle was removed.
2. Mulching was completed
3. Discussions on tree replacement throughout the community. The committee will research tree replacement including pricing. The Board agreed to have the committee do leg work on tree replacement and submit findings to Board of Directors.

Sharon Nolde and several other residents stated more care is needed when landscapers are blowing around carports.

The tree behind 8 East Green Circle was struck by lightning. The tree will be monitored to make sure it will survive the strike, if it survives Rick will trim up the branches for \$250.

Guardhouse Shingles. A quote has been provided to the Board for the roofing of the Guardhouse. Patty Vealey made a motion to accept the proposal from V & M Roofing for \$1,895.00. Linda Russell seconded the motion. Motion passed unanimously.

Non-Residents/Guests using Pool. There have been issues reported at the pool. If you notice anything going on at the pool area that is against the community rules, please report to the management office.

Locks at the pool area need to be changed and all keyed alike. Door stop needs to be tightened as well Pool area needs to stay locked and KEYS SHOULD NOT BE GIVEN TO GUESTS.

Management will have maintenance install the camera at the pool, however management will not be responsible for maintaining or viewing cameras. Linda Russell volunteered to monitor viewing and battery maintenance.

Management will send out the pool rules to all owners as a reminder.

Linda Russell and Melissa Renninger were thanked for pressure washing the pool deck. Management had received 2 quotes for pressure washing pool deck. Melissa Renninger asked if the pressure washing vendors have special product for removing rust and other stains. The Board agreed to table the pressure washing quotes at this time.

NEW BUSINESS. Sidewalk at Clubhouse. Marty Clifton has noticed people having a hard time getting over the bridge and wanted to suggest making it a flat surface. Linda Russell was concerned about the safety of the bridge/hump as she has helped several people over the hump to avoid falling. Mark Otto stated he does not see a need to change the sidewalk. Everyone purchased in East Greens knowing it was there. It would need 2/3 votes to pass as well as legal fees. Other options for additional sidewalks around the building could be researched.

Street Lights. The issue has been addressed.

2021 Budget Workshop. The Board of Directors reviewed the year-to-date expenditures and the previous year's budget per line item to construct the proposed 2020 budget. The projected amount if approved will increase to \$260.00 per unit per month.

Any new business which may properly come before the Board. More No Trespassing signs are needed around the area connecting East Greens and Gulfview. Send letter to Gulfview concerning their residents trespassing on East Greens property.

Donna Burns-Russell stated she had received a notice concerning dog walking. Allison Cefalu stated she received a complaint and therefore had to address. Donna Burns-Russell stated she wanted specifics on dog-walking. After extensive discussion it was stated there are no specific areas only that common courtesy to neighbors should be considered. You should not be walking animals close to other people's units.

Sharon Nolde requested something be done with the current area being used to store things such as pool noodles. At this time they are just placed on the floor of a cabinet. Will look into shelving or something similar to help with storing.

Construction units. It was noted they had asphalt driveways. County has not yet approved their paving permit. When they do the inspection they will see that the Development Order stated concrete, not pavement and they will be required to follow Development Order.

There was a request to have Butch Swank, the insurance broker attend one of our meetings.

It was requested Management notify the cleaning company to take their trash with them when they leave as there is no trash pickup for the clubhouse.

The Board welcomed our new resident Gloria Tucker.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors is the Budget Adoption Meeting scheduled for October 19, 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 6:15 p.m.

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