

MINUTES

EAST GREENS CONDOMINIUM, INC.

Organizational Meeting of the Board of Directors
February 19, 2019
East Greens Clubhouse
Lehigh Acres, FL 33936

DETERMINATION OF QUORUM. Board members present were Mark Otto, Shirley St.Clair, Delinda Swartwood, Daniel Treutlein 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 those that came for the Members meeting.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice for this meeting was mailed to all owners February 4, 2019 by Allison Cefalu. Affidavit is on file.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Dan Truetlein made a motion to approve the minutes of the January 21, 2019 Board of Directors meeting as presented. Patty Vealey seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Allison Cefalu presented the Drafted Financial Report through January 2019. Operating Account \$52,122.55, Reserve Acct. \$191,057.33, CD Capital Projects \$20,085.21, CD Reserve Fund \$35,881.70 and Accounts receivable \$3,483.10. Total Assets \$302,629.89.

OPEN FORUM. A quorum was not established with only 22 of the 62 units present in person or by proxy. Therefore, the East Greens Condominium, Inc. cannot call the Annual Meeting to order.

The Board reported all the roofing damage done by Hurricane Irma that was Association responsibility has been repaired.

Painting will begin approximately mid-March. Owners need to clean up around their units. Trim bushes and/or plantings. Move items away from the exterior of the units. The eaves will be the owner's responsibility to repair or maintenance. The painter will not pressure wash or paint if in disrepair. East Greens Blvd. will be the first units started. Delinda Swartwood requested the units that haven't been painted in 10 years be done first.

Dan Truetlein reported work on the vacant units is continuing. People have shown interest but have concerns about when they will be completed. Exteriors are painted and it appears that tile work is being done. The builder working on the units made a statement about the Association being responsible for the paving of the road. Allison will contact the owner of the properties to make sure he is aware of his responsibilities as the developer of the property which includes paving of the roads, installation of landscaping and all underground work. There is also a bees nest around the window of one of the vacant units. Management was requested to send a

violation letter to have them take care of.

Patty Vealey just wanted to state a few friendly reminders:

Architectural Review requests must be submitted to the Board for any exterior modifications done to a unit. This includes but is not limited to painting lanais/carports/driveways, landscape changes, roof replacements, etc. It is best to just call and ask Management if you are thinking to make any changes which will affect the exterior of the unit.

If you have a pet, you are responsible for picking up after your pet and disposing of properly. Throwing in bushes is not the proper way to dispose of. Pets are also required to be on a leash which is also State and County law at all times when outside unit.

People need to remember the speed limit and slow down while driving through the community.

The clubhouse does not have trash pickup. It can be arranged, but would cost the Association \$50-\$60 per month. If you have parties at the clubhouse, please take the trash home with you or if you notice the trash containers full please take out the containers and place at Delinda Swartwood's unit which is 5 East Greens Blvd. prior to trash pickup.

It was reported the street light at 6 Regency Court was still out.

There were complaints about the pool temperature. The heater does not seem to be working correctly. It is very old does not have an automatic reset timer. Management will get information on pool heaters.

UNFINISHED BUSINESS.

NEW BUSINESS. *Election of Officers.* Shirley St. Clair made a motion to keep the Officer's the same as 2018.

President – Mark Otto
Vice President – Dan Treutlein
Secretary – Delinda Swartwood
Treasurer – Patty Vealey
Director – Shirley St. Clair

Mark Otto seconded the motion. Motion passed unanimously.

Any new business which may properly come before the Board. The next painting has been scheduled to start at East Greens Blvd.

The vacant lots are using John Chandnoit's water. Management will get with owner of property to remind him to use their own water.

Ask Rick Payne to remove the crepe myrtle as it just looks like dead twigs.

Research was done on cameras for the Association. Patty Vealey made a motion to purchase three (3) cameras. Two (2) for the Guardhouse and one (1) to be placed at the pool equipment room. Shirley St. Clair seconded the motion. Motion passed unanimously. It is recommended to get rechargeable batteries and a larger memory card.

Allison Cefalu explained the process of rolling over excess funds. It was asked how much was in there to roll over. Currently that amount is not available because the accountant has not yet finished the year end and taxes. The surplus pads the account should several owners not pay their assessments or pay them late there could be insufficient funds to cover the expenses. As there was no quorum for the Annual Meeting the surplus will automatically roll over to 2019.

Delinda Swartwood announced Shirley Dungan, a long term resident passed away. She had three (3) cats needing new home, if anyone is interested.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors March 18, 2019 at 4:00 p.m. at East Greens Clubhouse, Lehigh Acres, FL 33936.

ADJOURNMENT. There being no further business the meeting was adjourned at 4:50 p.m.