

EAST GREENS CONDOMINIUM, INC.

Annual Meeting of the Members

February 15, 2021

East Greens Clubhouse

Lehigh Acres, FL 33936

CERTIFYING QUORUM – CALL TO ORDER. A quorum was established with 39 of the 68 units present in person or by proxy. Allison Cefalu, CAM was in attendance for Management Professionals, Inc. Mark Otto, President, called the meeting to order at 4:12 p.m.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice for this meeting was mailed to all owners on January 26, 2021 by Allison Cefalu. Affidavit on file.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Sharon Nolde made a motion to approve the minutes of the 2020 Annual Meeting of the Members. Mark Otto seconded the motion. Motion passed unanimously.

REPORTS OF OFFICERS. President – Mark Otto welcomed all members and guests to the meeting. He stated he was happy with the turnout. He thanked everyone for attending.

LANDSCAPE PLANNING COMMITTEE. Ed Lang reported they were working on two (2) projects from a year ago, but due to Covid we were unable to meet. The Committee will plan to discuss the other projects that stated at January meeting.

There was discussion of the removal of the Bridge at the clubhouse and the replacement of the roof being too costly. Recommend putting walkway back at the rear of the clubhouse and budget for next year. There was talk of adding an opening and walkway on the pool side but vendors didn't want the work because of the fencing code.

The Committee had a few companies out to quote the roof but only heard back from Big C. A/C has to be up to code. The Committee was looking into cost differences on having the A/C brought down to ground. Big C quoted \$18,800 and \$2500.00 for A/C relocate. Will it cost more if we bring A/C off the roof? We are still working with other roofers. Management contacted V & M Roofing, Roof Masters & Bryant Roofing. V & M, Roof Masters & Bryant were all out to inspect roof. Bryant Roofing has passed the job on to another Roofing company and V & M quoted the Association. Nothing was received back from Roof Masters at this time. Patty Vealey stated after the hurricane there were numerous complaints about Big C and they did not do the work rather passed it off to other vendors to do.

Ed Lang stated the committee suggested adding back sidewalk and leave the bridge in place. Mark reminded owners that material alteration to bridge would get costly and we shouldn't be so eager to spend money on removing bridge. Linda Russell stated she has had to help others get over bridge. Brian Campbell did not see a need to remove the bridge. There continued discussion on the bridge and the options. Patty Vealey and Shirley St. Clair suggested adding on to sidewalk two meetings ago. It was also suggested to apply non-slip paint to the walkway/bridge.

Patty Vealey made a motion to extend sidewalk at rear when funds are available either this year or next year. Marty Clifton seconded the motion. Four votes yes and one vote no. Motion passed.

SOCIAL COMMITTEE. All Social events are suspended due to Covid virus within the community.

UNFINISHED BUSINESS. No Unfinished Business at this time.

NEW BUSINESS. Open Forum. The Association members discussed grievances within the Association and the rumor mill.

The Association discussed the Committees and had sign-up sheets for those who would like to serve. The list is as follows:

Landscape & Community Development Committee

Andrew Archer
Donna Burns-Russell
Brian Campbell
Ed Lang
Jim O'Connor
Ron Rice
Dan Treutlein
Salim Wahab

Internet Communication Committee

Carrie Chase
Marty Clifton
Catherine Kendall
Linda Russell

Social Committee

Martha Craig
Lula Meadows
Wanda O'Connor
Anita Schweinsburg
Shirley St Clair

Document/Rules Committee

Lula Meadows
Wanda O'Connor
Patty Vealey

Architectural Review Committee

Jim O'Connor
Charlie Renninger
Ron Rice
Dan Treutlein
Patty Vealey

Election of 2021 Board of Directors. Two (2) Board seats were open and four (4) members submitted intents. Allison Cefalu asked for volunteers to count the ballots. Sharon Nolde and Thelma Wilson volunteered. After counting Allison Cefalu announced the following results:

Donna Burns-Russell	34
Brian Campbell	32
Mark Otto	16
Patty Vealey	15

Sharon Nolde thanked Mark Otto & Patty Vealey for serving on the East Greens Condo Board of Directors.

Mark Otto wished the best to the new Board.

The 2021 Board of Directors: Linda Russell (1 year of a 2 year term), Marty Clifton (1 years of a 2 year term), Shirley St. Clair (1 years of a 2 year term), Donna Burns-Russell (2 years of a 2 year term), Brian Campbell (2 year of a 2 year term)

ADJOURNMENT. There being no further business the meeting was adjourned at 5:04 p.m.

Minutes typed by Management Professionals, Inc. and have not yet been approved by the Members.