

## EAST GREENS CONDOMINIUM ASSOCIATION

November 15, 2021  
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 via phone. 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:** John Chandnoit, Jim Connor, Wanda Connor, Paul Christopher, Doty Hall, Lula Meadows, Charles Renninger, Melissa Renninger, Fran Richardson, Dan Treutlein, Patty Vealey and Cathy Wickersham 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. The sign notifying residents of this meeting was placed on the clubhouse lawn the day prior to the meeting.

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

**TREASURERS REPORT:** Current information on expenditures, income and assets was shared by Marty Clifton, Board Treasurer. Donna Burns-Russell moved to accept the report and Brian Campbell seconded the motion. The motion passed.

### **UNFINISHED BUSINESS:**

#### **COMMITTEE REPORTS: COMMUNICATION COMMITTEE**

Linda Russell reported that the editor of our monthly newsletter has resigned due to health reasons. If anyone is interested in this volunteer position, please see Linda who will be helping with the newsletter.

**RULE ADDITIONS:** Brian Campbell reviewed the process used to determine designated smoking and alcohol use areas on the common grounds. This was approved at the October meeting. Owners received written notice of this change. Brian Campbell moved for the final approval of this rule change and Shirley St. Clair seconded the motion. The motion passed.

**CLUBHOUSE ROOF:** Brian Campbell shared the process used by the Board to find an acceptable Roofing company to replace the clubhouse roof which began last April. Brian moved the following: "The board approve the roofing contract by Colonial Roofing contingent upon final approval by the associations legal counsel. In the event this is not approved by counsel, then this motion is hereby rescinded and shall be sent back to the board of directors for further action." Shirley St. Clair seconded the motion. The motion passed.

**NEW BUSINESS**

**SURVEILLANCE CAMERAS:** Donna Burns-Russell recommended that the board consider installing security cameras in the clubhouse/pool area due to several vandalism incidents. She agreed to research options that would work for our situation.

**HOA PETITION:** Linda Russell presented the board with a petition to adopt an alternate budget for the 2022 year which would reduce monthly HOA fees to \$275. The petition was signed by eight owners. Discussion followed. Two owners asked to have their names removed from the petition. This resulted in the petition lacking the required number of signatures, The petition was deemed invalid.

**DETERMINATION OF NEXT MEETING:** Monday, January 17, 2022.

**ADJOURNMENT:** The meeting was adjourned at 5:12 pm. Motion to adjourn by Brian Campbell, seconded by Marty Clifton. Motion passed.

**SUBMITTED BY:** Donna Burns-Russell, Board Secretary