

MINUTES

THE FAIRWAYS CONDOMINIUM OF LEHIGH ACRES, FLORIDA, INC.

Organizational Meeting of the Board of Directors

January 3, 2024

530 Construction Lane

Lehigh Acres, FL

DETERMINATION OF QUORUM- Call to Order. Board member present was Holly Finney. Allison Cefalu, CAM was in attendance for Management Professionals, Inc. Due to a lack of quorum the Annual Meeting could not be called to order. Only one (1) intent was submitted for a Board position. Holly Finney appointed Louis Hubbard, Florin Molnar, Robert Stevenson and Peggy Trout. Louis Hubbard was absent.

CALL TO ORDER. Peggy Trout called the meeting to order at 3:40 pm. at the office of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres, FL., the location specified in the notice for this meeting.

WELCOME GUESTS. Peggy Trout welcomed Ryan Finney.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice of this meeting was mailed to all owners on December 23, 2023. Affidavit on file

READING AND DISPOSAL OF MINUTES. Allison Cefalu presented the minutes from the November 8, 2023 Board of Directors Meeting. Holly Finney made a motion to accept the minutes as presented. Peggy Trout seconded the motion. Motion passed unanimously.

NEW BUSINESS. *Election of Officers.* The following nominations were made for the officers:

Peggy Trout – President
Holly Finney – Vice President
Robert Stevenson – Secretary
Luis Hubbard - Treasurer
Florin Molnar - Director

Laundry. New washer & dryers were installed in Bldg. D (343 Joel). Holly Finney made the following motion: Residents must use the laundry room for your building only and Association will have all locks rekeyed to disburse to the owners for their building. The master keys would be retained by Peggy Trout. Peggy Trout seconded the motion. Four (4) votes for one (1) n/a, motion passed. Holly Finney reported Ron Mixon requested it be on record that he opposed the motion.

Storage Shed. Need to remind owners that the shed is for Association use only. The Board of Directors requested the shed be re-keyed and keys only provided to the Board of Directors and Management.

Pool. Once the filters have been replaced, all work will be completed with the pool. Holly Finney suggested keeping a Maintenance log for work done around the community and kept in the electrical room in Bldg. D (343 Joel).

55+ Amendment. Florin Molnar made a motion to move forward with the 55+ Community amendment. Holly Finney seconded the motion. All in favor, motion passed.

The Board requested management email the attorney to proceed with foreclosure authorization on unit 101.

The Board agreed to retain Bubba as the Handyman for the small jobs.

Reminder to all residents, use of firearms for recreational use is prohibited.

DETERMINATION OF NEXT MEETING. The next regular meeting of the Board of Directors to be determined.

ADJOURNMENT. There being no further business the meeting was adjourned at 4:45 pm.