

MINUTES

THE FAIRWAYS CONDOMINIUM OF LEHIGH ACRES, FLORIDA, INC.

Meeting of the Board of Directors

January 14, 2022

530 Construction Lane

Lehigh Acres, FL

DETERMINATION OF QUORUM- Call to Order. Board members present were Virginia Paul, Ron Mixon, and Robert Stevenson. Luis Hubbard and Peggy Trout were absent. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

CALL TO ORDER. Virginia Paul called the meeting to order at 9:10 a.m. at the office of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres, FL, the location specified in the notice for this meeting.

WELCOME GUESTS. Virginia Paul welcomed Maureen Jackson, Michael and Carolyn Radosevic.

OPEN FORUM. Virginia Paul requested Management Professionals contact the owner of 207 and 107 she had concerns because no one has been in the unit in over two (2) years.

Virginia Paul reported problem with people dumping at the dumpster. She is looking into camera at the dumpster. Fairways II people are also using FWI dumpster. A letter to owners needs to be sent outlining the trash procedure.

Mr. Radosevic discussed the need for charging stations for electric cars and just wanted to give the Board heads up to be proactive. He also asked for a list of the duties and functions of the Board of Directors. Allison Cefalu informed him they are listed in the Governing Documents he received when he purchased the unit.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice of this meeting was mailed to all owners on December 20, 2021. Affidavit on file

READING AND DISPOSAL OF MINUTES. Allison Cefalu presented the minutes from the November 19, 2021 Board of Directors Meeting. Bob Stevenson made a motion to accept the minutes as presented. Ron Mixon seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. *Parking Spaces.* Discussion of changing parking spaces is still ongoing. Virginia Paul reported Bubba, the maintenance person for Fairways would paint yellow curb in parking lot and number the parking spaces.

Tree Trimming. The trees at end of building 347 Joel need to be trimmed also two (2) trees at front of building 349 Joel by the dumpster and the limb overhang Virginia Paul's unit at building 343 Joel.

NEW BUSINESS. *Election of Officers.* There was no election as there are only 4 members interested in serving on the Board: Ron Mixon, Virginia Paul, Robert Stevenson and Peggy Trout. Virginia Paul appointed Louis Hubbard. The following nominations were made for the following officers:

Virginia Paul – President
Ron Mixon – Vice President

Peggy Trout – Secretary
Luis Hubbard - Treasurer
Robert Stevenson - Member

Any other business which may properly come before the Board. Virginia Paul will request Bubba, the site maintenance person to see if he can change the building signs to the numeric postal from the alpha designation on each of the buildings.

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 9:55