

## MINUTES

### THE FAIRWAYS CONDOMINIUM OF LEHIGH ACRES, FLORIDA, INC.

Meeting of the Board of Directors

November 23, 2022

530 Construction Lane

Lehigh Acres, FL

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

**CALL TO ORDER.** Virginia Paul called the meeting to order at 10:05 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.** No guests were in attendance.

**APPOINT DIRECTOR.** Robert Stevenson resigned from the Board of Directors. Virginia Paul nominated Holly Finney to fill the vacant seat. Ron Mixon seconded the nomination. All voted in favor and Holly Finney was welcomed to the Board. The Board of Directors thanked Robert Stevenson for his many years of service to the Association.

**PROOF OF NOTICE OF MEETING.** In accordance with bylaw and statutory requirements, the notice of this meeting was posted on November 9, 2022. Affidavit on file

**READING AND DISPOSAL OF MINUTES.** Allison Cefalu presented the minutes from the January 14, 2022 Board of Directors Meeting. Ron Mixon made a motion to accept the minutes as presented. Virginia Trout seconded the motion. Motion passed unanimously.

**FINANCIAL REPORT.** *No report given at this time.*

**UNFINISHED BUSINESS.** *None at this time.*

**NEW BUSINESS.** *2023 Budget Adoption.* The Board went through the 2022 expenses versus the Budget line item by line item. Due to insurance increases expected because of Hurricane Ian, the maintenance fees will have to be set at \$195.00 per unit per month. This will be an increase of \$15.00 per unit per month. Virginia Paul made a motion to adopt the 2023 Annual Budget as presented. Peggy Trout seconded the motion. Motion passed unanimously.

*Any other business which may properly come before the Board.* None at this time.

**DETERMINATION OF NEXT MEETING.** The next regular meeting of the Board of Directors to follow the Annual Meeting to be held on January 2, 2023 at 10:00 am. at the offices of Management Professionals, 530 Construction Lane, Lehigh Acres, FL.

**ADJOURNMENT.** There being no further business the meeting was adjourned at 10:30 a.m.