

MINUTES

THE FAIRWAYS CONDOMINIUM OF LEHIGH ACRES, FLORIDA, INC.

Meeting of the Board of Directors

October 5, 2020

530 Construction Lane

Lehigh Acres, FL

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

CALL TO ORDER. Virginia Paul called the meeting to order at 9:00 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

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice of this meeting was posted in the designated area on October 1, 2020.

READING AND DISPOSAL OF MINUTES. Allison Cefalu presented the minutes from the August, 2020 Board of Directors Meeting. Ron Mixon made a motion to accept the minutes as presented. Peggy Trout seconded the motion. Motion passed unanimously.

FINANCIAL REPORT. Allison Cefalu presented the Financials through September 30, 2020. Operating Account \$5,205.31. Reserve Account \$30,480.32. CB-CD \$40,000.00. Accounts Receivable \$1,807.00. Total Assets and Liability/Equity \$77,492.63.

Allison Cefalu sent demand letters with past due balances.

UNFINISHED BUSINESS. *Painting.* The painting has been scheduled for the first of the year.

Paving. Jim Seaton still has not contact Leroy Stroud.

NEW BUSINESS. *2021 Budget Workshop.* The Board of Directors reviewed the year-to-date expenditures and the previous year's budget per line item to construct the proposed 2021 budget. After discussion the Board decided to propose an increase in the assessment to \$170.00 per month.

Any other business which may properly come before the Board. The Board requested pressure washing be done as soon as possible to the sidewalks, walkways, stairwells and rock walls due to mold.

The Board has requested a quote for pest control for the exterior grounds around building mainly to treat ants.

The Board discussed the need to replace the water heaters when they go out. Hot water is not necessary for washing clothes. The hot water heater is hooked up to the pool shower. Ron Mixon recommended unhooking heater to pool shower. Ron Mixon made a motion to not replace water heaters when they no longer work and to unhook the water heater for the pool shower. Peggy Trout seconded the motion. Motion passed unanimously.

The parking spaces do not seem to be numbered correctly in relation to unit locations. Ron Mixon can have Eddie renumber. The Board decided to wait until the Annual Meeting to discuss with the residents.

At some future date the Board would like to get quotes on solar heating the pool.

DETERMINATION OF NEXT MEETING. The next regular meeting of the Board of Directors is scheduled for November 2, 2020 at 9:00 am at the offices of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres.

ADJOURNMENT. There being no further business the meeting was adjourned at 10:45 a.m.