

MINUTES

THE FAIRWAYS CONDOMINIUM OF LEHIGH ACRES, FLORIDA, INC.

Meeting of the Board of Directors

January 4, 2021

530 Construction Lane

Lehigh Acres, FL

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

CALL TO ORDER. Virginia Paul called the meeting to order at 10:13 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 mailed to all owners on December 21, 2020. Affidavit on file

READING AND DISPOSAL OF MINUTES. Allison Cefalu presented the minutes from the November 2, 2020 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.

Bump in Parking Lot. Eddie is waiting until after the holiday traffic to paint the bump in the parking lot yellow.

NEW BUSINESS. *Election of Officers.* There was no election as there are only 5 members interested in serving on the Board. Leroy Stroud and Steve Jarrell have resigned from the Board and the current board members thank them for their contributions to Fairways Condominium. Ron Mixon nominated 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 had questions to be addressed.

1. Requesting quote for replacing 9 flood ground lights with LED light fixtures. Allison Cefalu will request quote from Current Electric.
2. The water heater is no longer working in Building B Laundry Room. The Board discussed no longer keeping water heaters for the laundry rooms. Ron Mixon made a motion for not replacing water heaters in the laundry rooms when they go bad. Robert Stevenson seconded the motion. Motion passed unanimously. The water heater in Building B Laundry Room needs to be removed and discarded.
3. What balance is still due on parking lot repaving? There is no balance and has been paid in full.

4. What is the dollar amount to be placed in funds for pool, parking lot, roof, power washing & painting? Allison Cefalu stated it is in the budget and to refer to the 2021 Approved Budget.
5. What is the total amount for insurance? \$12,321.00 for the current year 12/2020 through 12/2021.
6. Board Resignations. Previously addressed.
7. 104 at 347 Joel Blvd has a palmetto bug infestation. Allison Cefalu will get quotes for pest control inside this unit as well as other units if needed. This is owner responsibility.

Virginia Paul has the information for anyone interested in Covid 19 Vaccines for age 65 and older individuals.

Rules & Regulations need to be placed in the Laundry Rooms.

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 10:54 a.m.