

MINUTES

THE FAIRWAYS CONDOMINIUM OF LEHIGH ACRES, FLORIDA, INC.

Meeting of the Board of Directors

October 28, 2021

530 Construction Lane

Lehigh Acres, FL

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

CALL TO ORDER. Ron Mixon 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 on October 25, 2021. Affidavit on file

READING AND DISPOSAL OF MINUTES. Allison Cefalu presented the minutes from the January 4, 2021 Board of Directors Meeting. Bob Stevenson made a motion to accept the minutes as presented. Peggy Trout seconded the motion. Motion passed unanimously.

FINANCIAL REPORT. Allison Cefalu presented the September 30, 2021 Financials. Operating Acct. \$4,863.82, Reserve Acct. \$25,859.26, CB-CD \$40,000.00, Petty Cash \$400.00 Accts Receivables \$3,348.10, Total Assets/Liabilities/Equity \$77,923.37

UNFINISHED BUSINESS. Roof. The Board discussed the roof proposals. Virginia Paul has a contract that is working on getting insurance claim in for Hurricane Irma.

NEW BUSINESS. 2022 Budget Workshop. The Board went through the 2021 expenses versus the Budget line item by line item. Because the cost of the insurance has increased the Maintenance fees will be set at \$180.00 per unit per month. This will be an increase of \$10.00 per unit per month.

Any other business which may properly come before the Board.

Lawn Fertilization. Morgan Jeffcoat recommended Emerald Green for lawn fertilization. Ron Mixon met with him and he will be starting this week.

Parking Spaces. There are several owners with more than one vehicle. One owner is correcting the issue and a violation letter needs to be sent to the other.

Dumpsters. Furniture was left at the dumpster. An extra pick up will need to be called into the trash company. Because the dumpster is on the main road we also need to put up signs stating:

No illegal dumping
Residents only
Trash only

No objects that don't fit in dumpster

Tree Trimming. Contact D&D Tree Service for a quote to trim the trees within the community.

DETERMINATION OF NEXT MEETING. The next regular meeting of the Board of Directors to be the Budget Adoption Meeting scheduled for November 19, 2021 at 9:00 am. at the offices of Management Professionals, 530 Construction Lane, Lehigh Acres, FL.

ADJOURNMENT. There being no further business the meeting was adjourned at 9:25 a.m.