

MINUTES

THE FAIRWAYS CONDOMINIUM OF LEHIGH ACRES, FLORIDA, INC.

Meeting of the Board of Directors

August 4, 2020

530 Construction Lane

Lehigh Acres, FL

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

CALL TO ORDER. Ron Mixon called the meeting to order at 10:00 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. Ron Mixon welcomed Peggy Trout to the meeting. Ron Mixon expressed heartfelt sympathy for the passing of William Marshall. Bill has done much for Fairways I for many, many years and his loss will be greatly felt.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice of this meeting was posted in the designated area on July 31, 2020.

RATIFICATION OF BOARD MEMBER. Virginia Paul was appointed during the pandemic stay in place. The Board now welcomes Virginia Paul to the Board.

READING AND DISPOSAL OF MINUTES. Allison Cefalu presented the minutes from the February 6, 2020 Organizational Board of Directors Meeting. Leroy Stroud made a motion to accept the minutes as presented. Virginia Paul seconded the motion. Motion passed unanimously.

FINANCIAL REPORT. Allison Cefalu presented the Financials through July 31, 2020. Operating Account \$7926.52. Reserve Account \$27,282.89. CB-CD \$40,000.00. Accounts Receivable \$1,607.00. Total Assets and Liability/Equity \$77,882.06

Allison Cefalu has been working on collections. There are a few accounts in arrears.

UNFINISHED BUSINESS. *Paving.* There have been several meetings with Jim Seaton. There have been a lot of issues since the paving with standing water. Seaton Paving has put in a dip to drain the water off however it has caused problems with driving over. See if possible to paint the area and install a SLOW sign.

Jim Seaton was supposed to attend meeting however has not arrived. The Board requested Allison Cefalu email him to set up an appointment with Leroy Stroud to discuss the trouble spots.

NEW BUSINESS. *Board Resignation/Appointee.* The Board accepted the resignation of Steve Jarrell. Ron Mixon nominated Peggy Trout to serve on the Board. Virginia Paul seconded the nomination. Nomination was accepted by Peggy Trout.

Ron Mixon nominated Virginia Paul to serve as President. Virginia Paul accepted. All in favor

Virginia Paul nominated Leroy Stroud to serve as Vice President. Leroy Stroud accepted. All in favor.

Ron Mixon will remain as Secretary/Treasurer.

Any other business which may properly come before the Board. The Board requested Allison Cefalu contact Dave with D & D Tree Service to trim the trees and to also provide a cost to remove the Norfolk Pine in the rear of B Bldg. Please have Dave contact Virginia Paul in unit 211 to do a walk through to note the trees for trimming.

Virginia Paul has noticed movement in water at the pool. Please have pool company look at and find out if the pool is supposed to circulate during the day.

The Board requested Management print new telephone books for the residents.

The Board requested Management send a violation to Unit 111. There is only one (1) parking space per unit and they have two (2) cars.

DETERMINATION OF NEXT MEETING. The next regular meeting of the Board of Directors is to be determined.

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