

MINUTES

THE FAIRWAYS CONDOMINIUM OF LEHIGH ACRES, FLORIDA, INC.

Meeting of the Board of Directors

September 14, 2023

530 Construction Lane

Lehigh Acres, FL

DETERMINATION OF QUORUM- Call to Order. Board members present were Ron Mixon, Peggy Trout, Holly Finney (Zoom), and Florin Molnar (Zoom). Luis Hubbard was absent. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

CALL TO ORDER. Holly Finney called the meeting to order at 3:02 p.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. Virginia Paul resigned from the Board of Directors. Ron Mixon nominated Florin Molnar to fill the vacant seat. Peggy Trout seconded the nomination. All voted in favor and Florin Molnar was welcomed to the Board. The Board of Directors thanked Virginia Paul for her many years of service to the Association. She had been valued as a member of the Community.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice of this meeting was mailed to all owners August 23, 2023. Affidavit on file

READING AND DISPOSAL OF MINUTES. Allison Cefalu presented the minutes from the May 10, 2023 Board of Directors Meeting. Peggy Trout made a motion to accept the minutes as presented. Ron Mixon seconded the motion. Motion passed unanimously.

FINANCIAL REPORT. Allison Cefalu reported on the financials as of August 31, 2023 as follows: Operating Account \$3,782.68, Reserve Account \$38,538.52, Petty Cash \$400.00, Accounts Receivable \$7213.60, Due to Reserve from Checking, \$1,032.35 Total Assets \$50,947.15. Truist Loan \$99,152.38, Due from Op to Res \$1032.35, Prepaid Assessments \$3,217.00, Total Reserve \$39,570.87, Equity \$-92,025.45, Total Liabilities & Equity \$50,947.15

UNFINISHED BUSINESS. Washer & Dryer for D Building. There has been an ongoing issue with a tenant concerning the use of the washer and dryer in building D (343 Joel) and the condition it is being left in after use. Allison Cefalu will get a contact a number for Department of Children and Family (DCF) for Peggy Trout. Allison Cefalu will also contact the owner to make sure they are aware of the issues with their tenant as well as contacting the Association's attorney to find out if there is recourse on replacing of the washer and dryer or the curtailing of use.

Amendments. Allison Cefalu reported on the receipt of the Survey from the owners on the amendment question of whether or not they would want to see that The Fairways Condominium of Lehigh Acres, Florida Inc. become a strictly 55+ Community. The Board asked that we contact the owners that have not responded by email.

NEW BUSINESS. *Irrigation System.* Concern over the irrigation was voiced to Management. Jeffcoat (landscaper) was contacted to check the irrigation system. There was only a broken sprinkler head that was repaired and there was no other issues with the irrigation.

Shed/Pool Pump & Housing. One quote was received for the repair of the roof of the shed and pool pump housing. The Board requested they try to get a better price from Allison's Roofing if different material was used and to also request a quote from Bubba (handyman).

Violation Updates. Check on the status of the units with missing screen doors. It has been more than 3 weeks.

Adopt Hurricane Ian Special Assessment. After the Board discussed the need for a Special Assessment due to the cost of the replacement of the roof due to Hurricane Ian, Peggy Trout made a motion to adopt a Special Assessment of \$2,000.00 per unit. Florin Molnar seconded the motion. Motion passed unanimously.

2023 Budget Workshop. The Board went through the 2023 expenses versus the Budget line item by line item. Due to insurance increases because of Hurricane Ian and the cost-of-living increase, the maintenance fees will have to be set at \$250.00 per unit per month. This will be an increase of \$55.00 per unit per month. Peggy Trout motioned to adjust the budgeted amount for the calendar year. Florin Molnar seconded. Motion passed unanimously. The notice to adopt the 2024 Budget will go out to the owners to inform them and to address any questions they may have.

Any other business which may properly come before the Board. The Board of Directors requested the Association's insurance agent attend the next meeting to answer questions and better explain the insurance.

DETERMINATION OF NEXT MEETING. The next regular meeting of the Board of Directors to adopt the 2024 Budget will be held on November 9th, 2023 at 3:30 pm. at the offices of Management Professionals, 530 Construction Lane, Lehigh Acres, FL.

ADJOURNMENT. There being no further business the meeting was adjourned at 4:49 p.m.