

MINUTES

THE FAIRWAYS CONDOMINIUM OF LEHIGH ACRES, FLORIDA, INC.

Meeting of the Board of Directors

December 4, 2024

530 Construction Lane

Lehigh Acres, FL

DETERMINATION OF QUORUM- Call to Order. Board member present were Holly Finney, Florin Molnar and Bob Stevenson. Peggy Trout was absent. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

CALL TO ORDER. Holly Finney called the meeting to order at 3:30 pm. at the office of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres, FL., the location specified in the notice for this meeting.

WELCOME GUESTS. The Board of Directors welcomed Cassie Stevenson.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice of this meeting was mailed to all owners on November 19, 2024.

READING AND DISPOSAL OF MINUTES. Allison Cefalu presented the minutes from the May 22, 2024 Board of Directors Meeting. Holly Finney made a motion to accept the minutes as presented. Bob Stevenson seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. The Board of Directors discussed the balances for the special assessment. The Board of Directors agreed to proceed with collections for any units with past due fees that have not worked out a payment arrangement.

UNFINISHED BUSINESS. Nothing at this time.

NEW BUSINESS. *2025 Budget Adoption.* After discussing the increase in Association fee's. Bob Stevenson made a motion to approve the 2025 Proposed Budget at \$300 per unit per month as proposed. Florin Molnar seconded the motion. Motion passed unanimously.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors will be the Organizational meeting following the Annual Members meeting scheduled for January 6, 2024 at 3pm at the office's of Management Professionals, Inc at 530 Construction Lane, Lehigh Acres, FL.

ADJOURNMENT. There being no further business the meeting was adjourned at 4:02 pm.