

MINUTES

THE FAIRWAYS CONDOMINIUM OF LEHIGH ACRES, FLORIDA, INC.

Meeting of the Board of Directors

May 22, 2024

530 Construction Lane

Lehigh Acres, FL

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

CALL TO ORDER. Peggy Trout 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. No guests.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice of this meeting was mailed to all owners on May 14th, 2024.

READING AND DISPOSAL OF MINUTES. Allison Cefalu presented the minutes from the January 3, 2024 Board of Directors Meeting. Peggy Trout made a motion to accept the minutes as presented. Florin seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. reported the financial accounts as of April 30th, 2024. Operating Account had an ending balance of \$17,907.84, the Reserve account has an ending balance of \$47,138.30, Accounts Receivable ending balance was \$26,660.60, Total Assets were \$92,851.80.

UNFINISHED BUSINESS. *Amendments.* The request to amend the documents has been submitted to the Association Attorney. The Board of Directors is now waiting for the attorney to provide them with the cost will be and the process the Association will need to follow to obtain the necessary vote of approval.

NEW BUSINESS. *Violation Updates.* It was reported that a resident within the community has been using "Fire Arms" onsite. Violation notice will be sent to the owner of the property via Management.

It was reported an additional occupant has been residing at the community without notifying the Association. Notice will be sent to the owner of the property to apply for the additional occupant.

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 4:00 pm.