

MINUTES

THE FAIRWAYS CONDOMINIUM OF LEHIGH ACRES, FLORIDA, INC.,

Annual Meeting of the Unit Owners
Thursday, February 27, 2025
Offices of Management Professionals Inc
530 Construction Lane
Lehigh Acres, Florida

CERTIFYING QUORUM – CALL TO ORDER. A quorum was established with 15 out of 28 units present in person or by proxy. Allison Cefalu, CAM was in attendance for Management Professionals, Inc. Peggy Trout, President, called the meeting to order at 3:45 p.m. at the location specified in the meeting notice.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the second notice of this meeting was mailed and posted in the designated location on January February 5, 2025. Notarized mailing affidavits are on file.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Bob Stevenson made a motion to approve the minutes of the February 20, 2017 Annual Meeting as written. Holly Finney seconded the motion. Motion passed unanimously.

WELCOME GUESTS. Peggy Trout thanked everyone for coming to the meeting.

REPORT OF OFFICERS. Bob Stevenson reported a couple dead/diseased trees were cut down and removed from the property.

Holly Finney reported Ryan Finney has volunteered to rent an industrial pressure washer to clean the walkways and rock around the condominium, saving the Association from having to hire someone. He will be starting this week when he arrives back to the condo.

OPEN FORUM The floor was opened to owners present and questions and concerns were addressed.

NEW BUSINESS. *Vote on 55+ Amendment*. Allison Cefalu, CAM volunteered to collect and count ballots. Allison Cefalu reported that the results of the vote on 55+ amendment:

14	In Favor of Amendment	1	Opposed to Amendment
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55+ Amendment passes.

Vote on Rollover. Allison Cefalu, CAM volunteered to collect and count ballots. Allison Cefalu reported that the results of the vote on rollover of excess funds, if any:

15	In Favor of Rollover	0	Opposed to Rollover
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Rollover, if any passes.

Announcement of the 2025 Board of Directors. There were five vacancies on the Board of Directors. Five members, Holly Finney, Ron Mixon, Florin Molnar, Bob Stevenson and Peggy Trout submitted their intent to run for the Board of Directors.

ADJOURNMENT. Bob Stevenson made a motion to adjourn the meeting. Holly Finney seconded the motion. All in favor and Peggy Trout adjourned the annual meeting at 4:35 p.m.

Minutes were typed by Management Professionals, Inc. and have not yet been approved by the membership.