

## MINUTES

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

Meeting of the Board of Directors

November 8, 2023

530 Construction Lane

Lehigh Acres, FL

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

**CALL TO ORDER.** Ron Mixon called the meeting to order at 4:00 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.** Ron Mixon welcomed Pam Evancho to the meeting.

**PROOF OF NOTICE OF MEETING.** In accordance with bylaw and statutory requirements, the notice of this meeting was mailed to all owners October 25, 2023. Affidavit on file

**READING AND DISPOSAL OF MINUTES.** Allison Cefalu presented the minutes from the September 14, 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 October 31, 2023 as follows: Operating Account \$28,676.62, Reserve Account \$38,539.17, Petty Cash \$400.00, Accounts Receivable \$8,525.60, Due to Reserve from Checking, \$3,097.05 Total Assets \$79,238.44. Truist Loan \$99,706.10, Prepaid Assessments \$27,487.00, Total Reserve \$41,636.22, Total Liabilities & Equity \$79,238.45.

**UNFINISHED BUSINESS.** *Washer & Dryer for D Building.* The Board members are going to try sanitizing down the equipment and the room to remove the odor. If the sanitizing does not remove the odor the Board will purchase new equipment later.

*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. Florin Molnar volunteered to contact the remaining owners to obtain their vote.

*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). Allison's Roofing is holding to the proposal amount. Florin Molnar suggested obtaining a proposal from Aqua Tech the current pool service provider.

**NEW BUSINESS.** *Wind Mitigation.* The Association's insurance broker has recommended the Association obtain a wind mitigation for the Association. The report will benefit the Association and policy and the individual owner policies. Ron Mixon made a motion to approve the wind mitigation proposal. Florin Molnar seconded the motion. Motion passed unanimously.

Violation Updates. It was reported both the broken screen doors have been replaced.

Pressure Washing. The Association obtained a proposal to pressure wash the sidewalks, walkways and stairwells around the community. In an effort to cut costs Florin Molnar has volunteered to pressure wash the areas. The Board of Directors thanked Florin Molnar for all the work he has done around the community.

Tree Trimming. Tefft Tree Trimming will be out to Fairways I to trim the palm tree's on November 20<sup>th</sup>, 2023.

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. Ron Mixon motioned to adopt the proposed 2024 budget as presented. Peggy Trout seconded the motion. Motion passed unanimously.

**DETERMINATION OF NEXT MEETING.** The next regular meeting of the Board of Directors following the Annual Members Meeting on January 8, 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 5:02 p.m.