

## MINUTES

### CAMILLE GARDENS NO 3, INC.

Meeting of the Board of Directors  
January 23, 2023  
530 Construction Lane  
Lehigh Acres, FL

---

**DETERMINATION OF QUORUM.** Board members present were Bill Buyak, Deborah DiFusco, Marsha Lepola, Tom Lepola, Sally Deel and Carmen Perez. Allison Cefalu, CAM, was in attendance for Management Professionals, Inc.

**CALL TO ORDER.** Tom Lepola called the meeting to order at 10:10 a.m. at the offices of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres, FL 33936 as stated in the notice.

**WELCOME GUESTS.** There were no guests.

**PROOF OF NOTICE OF MEETING.** In accordance with bylaw and statutory requirements, the notice for this meeting was mailed to all owners on January 9, 2023. Affidavit on file.

**READING AND DISPOSAL OF MINUTES.** Bill Buyak made a motion to accept the November 2, 2022 Board of Directors meeting minutes. Tom Lepola seconded the motion. Motion passed unanimously.

**TREASURER'S REPORT.** None at this time.

**UNFINISHED BUSINESS.** None at this time.

**NEW BUSINESS.** *Election of Officers.* With no quorum for a Members Meeting the following intents for Board positions were as follows. Bill Buyak, Sally Deel, Deborah DiFusco, Tom Lepola, Marsha Lepola and Carmen Perez. Sally Deel nominated Deborah DiFusco as President. Carmen Perez seconded. No other nominations given. The following positions were agreed.

Deborah DiFusco – President  
Bill Buyak – Vice President  
Sally Deel – Secretary  
Carmen Perez - Treasurer  
Tom Lepola – Director at Large  
Marsha Lepola – Director at Large

*Any new business which may properly come before the Board.* Bill Buyak reported on post lamps and specifics of what was repaired in 2022 as well as the irrigation repairs and will have them out to check the heads next.

Painting is scheduled for fall of 2023. The painting contractor is pending. Carmen Perez requested the color be changed. To change the color, we would need 100% owner approval.

Area near entrance to E. 5<sup>th</sup> St and Joel Blvd. needs a new light. (Street light, carriage light or spot light)

**DETERMINATION OF NEXT MEETING.** The next meeting of the Board is scheduled for March 15, 2023 at 10:00 am. at the offices of Management Professionals.

**ADJOURNMENT.** There being no further business the meeting was adjourned at 11:27 a.m.

*Minutes typed by Management Professionals, Inc. and have not yet been approved by the Board of Directors.*