

MINUTES

CAMILLE GARDENS NO 3, INC.

Meeting of the Board of Directors
January 24, 2022
530 Construction Lane
Lehigh Acres, FL

DETERMINATION OF QUORUM. Board member present were Bill Buyak, Deborah DiFusco, and Tom Lepola. Allison Cefalu, CAM, was in attendance for Management Professionals, Inc.

OPEN FORUM. As there was no quorum Tom Lepola opened the meeting for discussion with the members that did attend.

Rachael Barnes expressed concerns her units bathroom was not handicap accessible. She was told the design of the bathrooms of the unit was the owner's responsibility. She could contract to have made handicap accessible of course with Lee County permitting. The Association has no say in the interior of units.

Sally Deel discussed painting options. To paint ahead of schedule it would require a special assessment of \$319.84 from all unit owners. Victoria Roman volunteered her remodeling company to paint 28 units for no cost.

After some discussion the cost of adding a 3rd nail was not worth the expense.

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. Tom Lepola welcomed all those in attendance that remained.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice for this meeting was mailed to all owners on January 10, 2022. Affidavit on file.

READING AND DISPOSAL OF MINUTES. Bill Buyak made a motion to accept the November 17, 2021 minutes with changes. Tom Lepola seconded. 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 Victoria Roman. Bill Buyak made the nominations of Officers to remain the same as 2021.

Tom Lepola – President
Bill Buyak – Vice President

Deborah DiFusco – Secretary/Treasurer
Sally Deel – Director at Large
Victoria Roman – Director at Large
Marsha Lepola – Director at Large

Allison Cefalu read a statement of welcome to the new Board Members submitted by Bill Buyak.
(attached)

Any new business which may properly come before the Board. Bill Buyak asked Allison Cefalu how many renters were in Camille Gardens. She checked the records and there are only 4 units currently rented.

Tom Lepola voiced concerns about it being very dark off Joel Blvd and E 5th Street. Contact LCEC to request a street light in that area..

Some units need new name signs. The Association needs to find a new company. Management will check with Signs in one day. Bill Buyak will supply Allison Cefalu with a sample sign.

The Board is requesting volunteers for the Architectural Control Committee. There was a discussion on the duties of the Architectural Control Committee. Felicia Lymburner volunteered. At least three (3) other owners are needed.

DETERMINATION OF NEXT MEETING. The next meeting of the Board to be determined.

ADJOURNMENT. There being no further business the meeting was adjourned at 11:10 a.m.

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