

MINUTES

CAMILLE GARDENS NO 3, INC.

Meeting of the Board of Directors
November 2, 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.

CALL TO ORDER. Tom Lepola called the meeting to order at 10:06 a.m. at the offices of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres, FL 33936 as stated in the notice.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice for this meeting was posted at the designated posting area on October 26, 2022.

READING AND DISPOSAL OF MINUTES. Tom Lepola made a motion to accept the January 24, 2022 minutes with changes. Sally Deel seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Allison Cefalu, CAM reported the September 30, 2022 Financial reports. MM Account \$10,498.83, Operating Account \$6,520.73, Reserve Account \$51,070.18, Investment Account \$20,920.45, Accounts Receivable \$1290.00. Total Assets/Liability & Equity \$94,163.59.

UNFINISHED BUSINESS. None at this time.

NEW BUSINESS. *2023 Budget Workshop.* After review of the 2022 current expenses and increase in cost of living the Association created the 2023 proposed budget. Insurance is recommending a minimum of a 25% increase in property insurance for 2023. Due to the rise in insurance cost, we had to increase the monthly dues. The 2022 proposed budget amount has increased to \$237 per unit per month. This is an increase of \$27 per unit per month for a total of \$324 per unit per year increase.

Any new business which may properly come before the Board. Marsha Lepola requested Association look into motion or security lighting for the corner of East 5th Street & Joel Blvd as the area has no current lighting.

The Association is working on obtaining lawn care quotes for budgeting purposes.

DETERMINATION OF NEXT MEETING. The next meeting of the Board will be the Budget Adoption meeting on November 30, 2022 at 10:00am at the offices of Management Professionals, Inc.

ADJOURNMENT. There being no further business the meeting was adjourned at 10:53 a.m.