

MINUTES

CAMILLE GARDENS NO 3, INC.

Meeting of the Board of Directors
November 17, 2021
530 Construction Lane
Lehigh Acres, FL

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

APPOINTMENT OF DIRECTOR/OFFICER. Bill Buyak appointed Debbie DiFusco to the Board as Secretary.

CALL TO ORDER. Bill Buyak called the meeting to order at 10:00 a.m. at the offices of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres, FL 33936 as stated in the notice.

WELCOME GUESTS. Bill Buyak welcomed Sally Deel and Carmen Perez.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice for this meeting was mailed to all owners on November 3, 2021. Affidavit on file.

READING AND DISPOSAL OF MINUTES. Debbie Difusco made a motion to accept the June 14, 2021 minutes as written. Bill Buyak seconded. Motion passed unanimously.

TREASURER'S REPORT. Allison Cefalu reviewed financials as of October 31, 2021. MM Account \$15,577.76, Operating Account \$11,029.66, Reserve Account \$45,420.41, Investment Account \$20,920.45, Accounts Receivable \$420.00. Total Assets/Liability & Equity \$62,640.95.

The Association is at good standing at this time.

UNFINISHED BUSINESS. *3rd Nail Guy for Wind Mitigation.* The wind mitigation inspections were performed. The recommendation is to have an additional nail installed so as to meet the mitigation needs to lower the insurance premiums. The Board has elected to use The Third Nail Guy, which is a company used for addressing mitigation requirements. After receiving the cost to install the 3rd nail in all units, the Board has decided to not continue. The cost to do this exceeds the insurance discount.

NEW BUSINESS. *2022 Budget Adoption.* The Board went through the 2021 expenses versus the Budget line item by line item. After a brief discussion Bill Buyak made a motion to adopt the budget at \$210.00 per unit per month. Debbie DiFusco seconded the motion. Motion passed. The budget has increased from \$200.00 per month per unit to \$210.00 per month per unit primarily due to the increase in insurance.

Any new business which may properly come before the Board. The owner of 2211 has been disregarding the parking rules and carport conditions.

The Board discussed painting options. Contact Corraei to get price for repairing cracks.

Contact pest control for fire ants around the grounds.

The roads are cracking and weeds are coming through. Please have Al spray them when he is out.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of will immediately follow the Annual Members Meeting on Monday, January 24, 2022 at the offices of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres, FL.

ADJOURNMENT. There being no further business the meeting was adjourned at 11:41 a.m.