

## MINUTES

### EAST GREENS CONDOMINIUM, INC.

Meeting of the Board of Directors

January 19, 2026

East Greens Clubhouse

Lehigh Acres, FL 33936

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**DETERMINATION OF QUORUM.** Board members present were Brian Campbell, Joan Hughes, Dan Treutlein, and Patty Vealey. Allison Cefalu, CAM, was in attendance for Management Professionals, Inc. Brian Campbell made a motion to ratify the appointment of Pat DeWald to the Board of Directors. Patty Vealey seconded the motion. Motion passed unanimously.

**CALL TO ORDER.** Brian Campbell called the meeting to order at 4:00 p.m. at the East Greens Clubhouse, the location specified in the notice for this meeting.

**PROOF OF NOTICE OF MEETING.** In accordance with bylaw and statutory requirements, the notice for this meeting was posted at designated area on January 16, 2026.

**WELCOME GUESTS.** Brian Campbell welcomed, Lloyd & Donna Bishop, Donna Burns-Russell, Kathy Campbell, Paul Christopher, Joe Grady, Candace Merritt, and Linda Russell to the meeting.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** Dan Treutlein made a motion to approve the minutes of the November 17, 2025, Board of Directors meeting as written. Patty Vealey seconded the motion. Motion passed unanimously.

**TREASURER'S REPORT.** Patty Vealey presented the Financial Report through December 31, 2025, Operating Account \$26,571.96 Reserve Acct. \$31,582.01, CD Capital Projects \$20,123.41, CD Reserve Fund \$36,029.56, Achivea 13M CD \$81,977.07, Achieva 6M CD \$81,619.01, Achieva 6M CD \$51,900.50 and Accounts receivable \$14,846.15, Total Assets/Liabilities & Equity \$344,649.67. Dan Treutlein made a motion to accept treasurer's report as reported. Pat DeWald seconded the motion. Motion passed unanimously.

**COMMITTEE REPORTS.** Nothing reported at this time.

**UNFINISHED BUSINESS.** Nothing at this time.

**NEW BUSINESS.** *Verbiage Amendment to 13.3.13 Other Rules & Regulations (lease/sales approval/denial procedures).* The Board of Directors and members discussed amending the lease/sales procedures to better protect the Association against undesirables moving into the community.

*East Greens 3141 LLC Request.* The owners of the six (6) vacant parcels have sent a letter requesting the Association waive and/or alter the monthly assessment for the six (6) vacant parcels. After reviewing said request, Brian Campbell made a motion to deny the request. Pat DeWald seconded the motion. Motion passed unanimously.

The floor was open to owners present and questions and concerns were addressed.

**DETERMINATION OF NEXT MEETING.** The next meeting of the Board of Directors will be the Annual Members Meeting scheduled for February 16, 2026 at 4:00 p.m. at East Greens Clubhouse, Lehigh Acres, FL 33936.

**ADJOURNMENT.** There being no further business the meeting was adjourned at 4:23 p.m.