

## MINUTES

### EAST GREENS CONDOMINIUM, INC.

Organizational Meeting of the Board of Directors  
February 16, 2026  
East Greens Clubhouse  
Lehigh Acres, FL 33936

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**DETERMINATION OF QUORUM.** Board members present were Brian Campbell, Pat DeWald, Dan Treutlein and Patty Vealey. Allison Cefalu, CAM, was in attendance for Management Professionals, Inc.

**CALL TO ORDER.** Brian Campbell called the meeting to order at 4:09 p.m. at the East Greens Clubhouse, the location specified in the notice for this meeting. A moment of silence followed.

**PROOF OF NOTICE OF MEETING.** In accordance with bylaw and statutory requirements, the notice for this meeting was posted at designated area on February 2, 2026.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** Dan Treutlein made a motion to approve the minutes of the January 19, 2026, Board of Directors meeting as written. Patty Vealey seconded the motion. Motion passed unanimously.

**COMMITTEE REPORTS.** *Treasurer's Report.* Patty Vealey presented the Financial Report through January 31, 2026, Operating Account \$36,282.14 Reserve Acct. \$29,604.44, 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 \$11,638.15, Total Assets/Liabilities & Equity \$349,174.28. Dan Treutlein made a motion to accept treasurer's report as reported. Pat DeWald seconded the motion. Motion passed unanimously.

**UNFINISHED BUSINESS.** Nothing to report.

**NEW BUSINESS.** *Election of Officers.* Brian Campbell nominated Dan Treutlein for Vice-President, Patty Vealey for Treasurer, and Pat DeWald for Secretary. All in favor. Dan Treutlein nominated Brian Campbell for President. All in favor.

The 2026 Board of Directors are as follows:

Brian Campbell, President (1yr of 2yr term)  
Dan Treutlein, Vice-President (2yr of 2yr term)  
Patty Vealey, Treasurer (2yr of 2yr term)  
Pat DeWald, Secretary (2yr of 2yr term)

Brian Campbell reported the 2026 Board of Directors meeting dates are as follows:

April 20, 2026  
September 21, 2026 Budget Workshop  
October 19, 2026 Budget Adoption

Brian Campbell re-appointed the following standing committee's:

**Architectural Review Board**

Andrew Archer  
Dave Tilley

**Landscape Committee**

Andrew Archer  
Dan Treutlein

**Social Committee**

Shirley St Clair  
Patty Vealey

**Governing Document Committee**

Brian Campbell

**DETERMINATION OF NEXT MEETING.** The next meeting of the Board of Directors will be scheduled for April 20, 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 4:16 p.m.