

MINUTES

EAST GREENS CONDOMINIUM, INC.

Meeting of the Board of Directors
November 17, 2025
East Greens Clubhouse
Lehigh Acres, FL 33936

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

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. 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 November 3, 2025.

WELCOME GUESTS. Brian Campbell welcomed, Chiquita & Larry Baker, Patricia Dewald, Monica Glynn, Joe Grady, Henry Henser, Wanda Mclean, Dave Tilley, Markus Roeskens, Linda Russell and Matt Wihlerle to the meeting.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Dan Treutlein made a motion to approve the minutes of the September 15, 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 October 31, 2025, Operating Account \$25,328.22 Reserve Acct. \$41,397.48, CD Capital Projects \$20,118.37, CD Reserve Fund \$36,029.56, Achivea 13M CD \$79,923.24, Achieva 6M CD \$79,524.01, Achieva 6M CD \$50,578.20 and Accounts receivable \$13,340.00, Total Assets/Liabilities & Equity \$346,239.08. Dan Treutlein made a motion to accept treasurer's report as reported. Brian Campbell seconded the motion. Motion passed unanimously.

COMMITTEE REPORTS. *Architectural Review Committee.* Patty Vealey made a motion to ratify the following ARC requests:

J03 3 East Greens Blvd	Request: Gutter Installation ARC Approved
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L06 6 Park Lane Cir	Request: Window Replacement ARC Approved
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Dan Treutlein seconded motion. Motion passed unanimously.

UNFINISHED BUSINESS. Nothing at this time.

NEW BUSINESS. *2026 Budget Adoption.* Dan Treutlein made a motion to adopt the 2026 proposed budget as presented. Patty Vealey 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 scheduled for January 19, 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 4:35 p.m.