MINUTES

EAST GREENS CONDOMINIUM, INC.

Meeting of the Board of Directors
April 20, 2026
East Greens Clubhouse
Lehigh Acres, FL 33936

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 4:00 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 April 17, 2026.

WELCOME GUESTS. Brian Campbell welcomed, Chiquita & Larry Baker, Donna Burns-Russell, Paul Christopher, Maritza Fraticelli, Wanda Mclean, and Dave Tilley to the meeting.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Brian Campbell made a motion to approve the minutes of the February 16, 2026, Board of Directors meeting as written. Dan Treutlein seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Patty Vealey presented the Financial Report through March 31, 2026, Operating Account $29,936.20 Reserve Acct. $33,423.84, 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 $20,492.45, Total Assets/Liabilities & Equity $355,502.04. Pat DeWald made a motion to accept treasurer's report as reported. Dan Treutlein seconded the motion. Motion passed unanimously.

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

L06	Request: Window Replacement
6 Park Lane Circle	ARC Approved

Dan Treutlein seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. Nothing at this time.

NEW BUSINESS. *Regency Court Painting*. Regency Court is the next Court ready for Painting the exterior. Correia Painting will begin the project the first week of May 2026. Owners on Regency Court will be notified by management to have their décor removed and cars relocated. Management will also have the landscapers out to clean up the 3ft perimeters to give the painters access to the walls.

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 the Budget Workshop Meeting scheduled for September 21, 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 4:07 p.m.