

MINUTES

EAST GREENS CONDOMINIUM, INC.

Meeting of the Board of Directors
September 15, 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 September 12, 2025.

WELCOME GUESTS. Brian Campbell welcomed, Larry Baker, Donna Burns-Russell, Paul Christopher, Patricia Dewald, Robert & Ollie Manly, and Linda Russell to the meeting.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Patty Vealey made a motion to approve the minutes of the April 21, 2025, Board of Directors meeting as written. Dan Treutlein seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Patty Vealey presented the Financial Report through August 31, 2025, Operating Account \$25,156.60 Reserve Acct. \$36,712.83, CD Capital Projects \$20,118.37, CD Reserve Fund \$36,006.11, Achieva 13M CD \$79,923.24, Achieva 6M CD \$79,524.01, Achieva 6M CD \$50,578.20 and Accounts receivable \$5,220.00, Total Assets/Liabilities & Equity \$333,239.36. 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.* Brian Campbell made a motion to ratify the following ARC requests:

D01-D10 Request: Roof Replacement
Fairwinds Court ARC Approved

J03 Request: Window Replacement
3 East Greens Blvd ARC Approved

K07 Request: Roof Replacement
7 East Greens Cir ARC Approved

K08 Request: Roof Replacement
8 East Greens Cir ARC Approved

L10 Request: Roof Replacement
10 Park Lane Cir ARC Approved

Patty Vealey seconded motion. Motion passed unanimously.

UNFINISHED BUSINESS. Nothing at this time.

NEW BUSINESS. *2026 Budget Workshop.* The Board reviewed the 2025 expenses versus the Budget line item by line item. Due to insurance increases because of Hurricane Ian and the cost-of-living increase, the maintenance fees will have to be set at \$335.00 per unit per month. This will be an increase of \$5.00 per unit per month. Brian Campbell motioned to adjust the budgeted amount for the calendar year. Patty Vealey seconded the motion. Motion passed unanimously. The notice to adopt the 2026 Budget will go out to the owners to inform them and to address any questions they may have.

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 October 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 4:27 p.m.