MINUTES

EAST GREENS CONDOMINIUM, INC.

Meeting of the Board of Directors
September 28, 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 September 25, 2026.

WELCOME GUESTS. Brian Campbell welcomed, Larry Baker, Donna Burns-Russell, Paul Christopher, Marty Clifton, Maritza Fraticelli, Candace Merritt, Sharon Nolde, Dave Tilley, Linda Russell and Cathy Wickersham to the meeting.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Dan Treutlein made a motion to approve the minutes of the April 20, 2026, Board of Directors meeting as written. Pat DeWald seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Patty Vealey presented the Financial Report through August 31, 2026, Operating Account $23,772.03 Reserve Acct. $26,084.38, CD Reserve Fund $36,029.56, Achivea 13M CD $83,267.47, Achieva 18M CD $82,755.96, Achieva 9M CD $52,749.38 and Accounts receivable $32,478.08, Total Assets/Liabilities & Equity $340,955.76. Brian Campbell made a motion to accept treasurer's report as reported. Pat DeWald seconded the motion. Motion passed unanimously.

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

G01 1 Regency Court	Request: Roof Replacement ARC Approved
H04 4 Plaza Court	Request: Window Replacement ARC Approved
E01 23 East Greens Blvd	Request: Front Door Replacement ARC Approved

Patty Vealey seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. Nothing at this time.

NEW BUSINESS. *2027 Budget Workshop*. The Board reviewed the 2026 expenses versus the Budget line item by line item. The fee will remain the same at $335 per unit per month. The notice to adopt the 2027 Budget will go out to the owners to inform them and to address any questions they may have prior to the October 19, 2026 Budget Adoption meeting.

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 Adoption Meeting scheduled for October 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 4:15 p.m.