

MINUTES

THE FAIRWAYS CONDOMINIUM OF LEHIGH ACRES, FLORIDA, INC.

Meeting of the Board of Directors

December 10, 2025

530 Construction Lane

Lehigh Acres, FL

DETERMINATION OF QUORUM- Call to Order. Board member present were Holly Finney, Ron Mixon, Florin Molnar, and Peggy Trout. Robert Stevenson was absent. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

CALL TO ORDER. Peggy Trout called the meeting to order at 3:30 pm. at the office of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres, FL., the location specified in the notice for this meeting.

WELCOME GUESTS. The Board of Directors welcomed Marisol Quintanilla.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice of this meeting was mailed to all owners on November 26, 2025.

READING AND DISPOSAL OF MINUTES. Allison Cefalu presented the minutes from the February 27, 2025 Board of Directors Meeting. Holly Finney made a motion to accept the minutes as presented. Ron Mixon seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Allison Cefalu reported the financial report as of November 30, 2025. Operating Account \$19,728.54, Reserve Account \$41,929.14, Accts Receivables \$23,195.96 and Total Assets/Liabilities & Equity \$85,801.50. Holly Finney made a motion to approved report as presented. Peggy Trout seconded motion. Motion passed unanimously. The Board requested management forward those past due units that are not on a payment arrangement to the attorney for further collections. The Board agreed to put all the funds from the foreclosure sale towards the Line of Credit with Truist.

UNFINISHED BUSINESS. Nothing at this time.

NEW BUSINESS. *2026 Budget Adoption.* After discussing the 2026 proposed budget. Ron Mixon made a motion to adopt the 2026 budget as proposed. Peggy Trout seconded the motion. Motion passed unanimously. The 2026 fee will remain the same at \$300 per unit per month. Management will mail out coupons and approved budget prior to the first of the year.

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 the Organizational meeting following the Annual Members meeting scheduled for January 5, 2026 at 3:30pm at the office's of Management Professionals, Inc at 530 Construction Lane, Lehigh Acres, FL.

ADJOURNMENT. There being no further business the meeting was adjourned at 4:54 pm.