

MINUTES

CAMILLE GARDENS NO 3, INC.

Meeting of the Board of Directors
January 26, 2026
530 Construction Lane
Lehigh Acres, FL

DETERMINATION OF QUORUM. Board members present were Debbie Difusco and Dan Katz. Allison Cefalu, CAM, was in attendance for Management Professionals, Inc.

CALL TO ORDER. Debbie Difusco called the meeting to order at 10:00 a.m. at the offices of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres, FL 33936 as stated in the notice.

WELCOME GUESTS. Debbie Difusco welcomed Carmen Perez.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice for this meeting was mailed to all owners on January 12, 2026. Affidavit on file.

READING AND DISPOSAL OF MINUTES. Debbie Difusco made a motion to accept the November 12, 2025 Board of Directors meeting minutes. Dan Katz seconded the motion. Motion passed unanimously.

OPEN FORUM. The floor was opened to owners present and questions and concerns were addressed.

TREASURER'S REPORT. None at this time.

UNFINISHED BUSINESS. None at this time.

NEW BUSINESS. *Election of Officers.* With no quorum for a Members Meeting the following intents for Board positions were as follows. Debbie Difusco and Dan Katz. Debbie Difusco made a motion to appoint Carmen Perez to the Board. Dan Katz seconded the motion. Motion passed unanimously. Debbie Difusco made the following nominations: President-Debbie Difusco, Dan Katz-Vice President and Carmen Perez-Secretary/Treasurer. Dan Katz seconded. No other nominations given. The following positions were agreed.

Debbie Difusco – President
Dan Katz – Vice President
Carmen Perez – Secretary/Treasurer

Any new business which may properly come before the Board. None.

DETERMINATION OF NEXT MEETING. The next meeting of the Board TBD.

ADJOURNMENT. There being no further business the meeting was adjourned at 11:15 a.m.

Minutes typed by Management Professionals, Inc. and have not yet been approved by the Board of Directors.