

MINUTES

CAMILLE GARDENS NO 3, INC.

Meeting of the Board of Directors
November 12, 2025
530 Construction Lane
Lehigh Acres, FL

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

CALL TO ORDER. Bill Buyak 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. Bill Buyak welcomed Susan Newmen.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice for this meeting was mailed to all owners and posted on October 29, 2025.

READING AND DISPOSAL OF MINUTES. Bill Buyak made a motion to accept the May 2, 2025 Board of Directors meeting minutes. Dan Katz seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Allison Cefalu reported the financial reports as of October 31, 2025. Bill Buyak made a motion to accept the treasurer's report as presented. Debbie Difusco seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. Nothing reported at this time.

NEW BUSINESS. *2026 Budget Adoption.* Bill Buyak made a motion to approve the 026 proposed budget at \$242 per unit per month as proposed. Dan Katz seconded the motion. Motion passed unanimously. The 2026 fee will remain the same of 2025 at \$242 per unit per month effective January 1, 2026.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors meeting will follow the Annual Members Meeting scheduled for January 26, 2025 at the offices of Management Professionals at 10am.

ADJOURNMENT. There being no further business the meeting was adjourned at 10:26 a.m.