

MINUTES

KINGS GREENS CONDOMINIUM, INC

Annual Meeting of the Unit Owners
March 25, 2025
Moose Lodge
210 Homestead Road
Lehigh Acres, FL

CERTIFYING QUORUM – CALL TO ORDER. A quorum was established with 70 of the 96 units present in person or by proxy. Allison Cefalu, CAM was in attendance for Management Professionals, Inc. Phil Dent, President, called the meeting to order at 7:06 p.m.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements the continuation notice of this meeting was posted, mailed and emailed on March 4, 2025. A notarized mailing affidavit is on file with the minutes.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Melissa Dortch read the minutes from the January 25, 2022 Annual Meeting. Phil Dent made a motion to approve the minutes of the January 25, 2022 Annual Meeting of the Unit Owners, as written. John Shedlock seconded the motion. Motion passed unanimously.

REPORT OF OFFICERS. No Reports.

REPORT OF COMMITTEES. No Reports.

NEW BUSINESS. *Vote on Proposed Amended and Restated Declaration of Condominium.* After completed count:

67 Yes 3 No

Vote on Proposed Amended and Restated Bylaws. After completed count:

67 Yes 3 No

Vote to Waive the Statutory Year-End Financial Reporting Requirement. After completed count:

62 Yes 8 No

Votes passed.

Announcement of 2025 Board of Directors. Renee Beniak resigned effective the Annual Members Meeting. Dan Frey was appointed to fill the remainder of the term. 2025 Board of Directors is:

Phil Dent (1st year of 2 year term)
Melissa Dortch (1st year of 2 year term)
Dan Frey (2nd year of 2 year term)
John Shedlock (2nd year of 2 year term)
Tim Zigrossi (2nd year of 2 year term)

Open Forum. The floor was opened to owners present and questions and concerns were addressed.

ADJOURNMENT. With no further business, the meeting was adjourned at 7:55 p.m.