

MINUTES

KINGS GREENS CONDOMINIUM, INC

Organizational Meeting of the Board of Directors
April 14, 2026
210 Homestead Road S, Lehigh Acres, FL 33936

DETERMINATION OF QUORUM. Board members present were Phil Dent, Melissa Dortch, Dan Frey, Kelley Roberts and John Shedlock. Allison Cefalu, CAM, was in attendance for Management Professionals, Inc.

CALL TO ORDER. John Shedlock called the meeting to order at 6:08 p.m. at the location designated for the meeting.

ELECTION OF OFFICER'S. Phil Dent nominated Melissa Dortch as President. Dan Frey nominated John Shedlock as President. Melissa Dortch seconded the nomination. Nomination carried.

Phil Dent nominated Melissa Dortch as Vice President. John Shedlock seconded the nomination. Nomination carried.

Dan Frey nominated Phil Dent as Treasurer. John Shedlock seconded the nomination. Nomination carried.

John Shedlock nominated Kelley Roberts as Secretary. Phil Dent seconded the nomination. Nomination carried.

Phil Dent nominated Dan Frey as Assistant Treasurer/Secretary. John Shedlock seconded the nomination. Nomination carried.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice for this meeting was posted at the designated area on April 10, 2026 by John Shedlock. Phil Dent made a motion to approve the agenda. John Shedlock seconded the motion. Motion carried.

WELCOME GUESTS. John Shedlock welcomed 12 visitors to the meeting.

VISITOR COMMENTS. No comments.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Dan Frey made a motion to approve the minutes of the February 24, 2026 Board of Directors meeting. John Shedlock seconded the motion. Motion carried.

TREASURER'S REPORT. Allison Cefalu reported the Financial Report through March 31, 2026. Truist Operating Account \$81,936.43, Truist Reserve Accts. \$476,968.45, Accounts Receivable \$32,240.14, and Other Current Assets \$34,302.29. Total Assets/Liabilities & Equity \$625,447.31.

John Shedlock made a motion to proceed with foreclosure on a unit with unpaid fees. Kelley Roberts seconded the motion. Motion carried.

UNFINISHED BUSINESS. *Petrucka Circle Land.* The members present discussed possible land use options for the vacant property.

NEW BUSINESS. *Roof Vent.* John Shedlock reported the vent issue had been resolved.

Satellite Dishes. There are several inoperable satellite dishes throughout the community. John Shedlock and Dan Frey have removed several from some of the units. The satellite dishes are the responsibility of the homeowner. If you have an inoperable dish, please have it removed. If you, in the future want to install a satellite dish you must obtain approval from the Association prior to installation.

APPOINTMENT OF COVENANT ENFORCEMENT COMMITTEE. Kelley Roberts made a motion to appoint Anna Placenti, Virginia Blackburn and Debbie Guevera to serve on the Covenant Enforcement Committee. John Shedlock seconded the motion. Motion carried.

MEMBER COMMENTS. The floor was opened to owners present and questions and concerns were addressed.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors to be determined at a later date.

ADJOURNMENT. Melissa Dortch made a motion to adjourn. Phil Dent seconded the motion. There being no further business, the meeting was adjourned at 7:00 p.m.