

MINUTES

KINGS GREENS CONDOMINIUM, INC

Meeting of the Board of Directors
October 21, 2025
210 Homestead Road S, Lehigh Acres, FL 33936

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

CALL TO ORDER. John Shedlock called the meeting to order at 6:00 p.m. at the location designated for the meeting.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice for this meeting was posted at the designated area on October 13, 2025 by John Shedlock. Phil Dent made a motion to approve the agenda. Tim Zigrossi seconded the motion. Motion carried.

WELCOME GUESTS. John Shedlock welcomed 3 visitors to the meeting.

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

READING AND DISPOSAL OF UNAPPROVED MINUTES. Phil Dent made a motion to approve the minutes of the March 25, 2025 Board of Directors meeting. John Shedlock seconded the motion. Motion carried.

TREASURER'S REPORT. Allison Cefalu reported the Financial Report through September 30, 2025. Truist Operating Account \$94,492.66, Truist Reserve Accts. \$436,620.28, Accounts Receivable \$24,227.15, and Other Current Assets \$29,252.58. Total Assets/Liabilities & Equity \$584,592.67.

UNFINISHED BUSINESS. *Tree Trimming.* Tim Zigrossi made a motion to have Tefft Tree Trimming trim the palm trees and oak trees within Kings Greens. John Shedlock seconded the motion. Motion carried.

Mulch. Tim Zigrossi made a motion to have Tefft Tree Trimming replenish the mulch within Kings Greens. John Shedlock seconded the motion. Motion carried.

NEW BUSINESS. *2026 Budget Workshop.* The Board of Director's discussed the 2026 Proposed Budget. Phil Dent made a motion to keep the fee at \$920 per unit per quarter. John Shedlock seconded the motion. Motion carried. Management will be mailing out the 2026 Proposed Budget to all owners prior to the Budget Adoption meeting scheduled for November 20, 2025.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors will be the 2026 Budget Adoption Meeting scheduled for November 20, 2025 at 210 Homestead Rd. S. (Moose Lodge).

ADJOURNMENT. Phil Dent made a motion to adjourn. Melissa Dortch seconded the motion. There being no further business, the meeting was adjourned at 6:30 p.m.