

MINUTES

KINGS GREENS CONDOMINIUM, INC

Meeting of the Board of Directors
February 24, 2026
210 Homestead Rd. S
Lehigh Acres, FL 33936

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

CALL TO ORDER. John Shedlock called the meeting to order at 7:00 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 designated area on February 10, 2026, emailed and mailed to all owners. (affidavit on file)

READING AND DISPOSAL OF UNAPPROVED MINUTES. John Shedlock made a motion to accept the minutes of November 20, 2025 Board Meeting. Phil Dent seconded. Motion passed unanimously.

UNFINISHED BUSINESS. Nothing reported.

NEW BUSINESS. Only three (3) intents were received for the three (3) positions available. 2026 Board of Directors are:

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

After announcement of Directors members requested legal clarification of acceptance of all intents. Election of Officers has been tabled until after legal clarification is received.

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 TBD.

ADJOURNMENT. John Shedlock made a motion to adjourn. Phil Dent seconded the motion. There being no further business, the meeting was adjourned at 7:42 p.m.