

**SECOND NOTICE OF ANNUAL MEETING
KINGS GREENS AT MAJESTIC, A CONDOMINIUM**

TO ALL MEMBERS:

On **February 24, 2026 at 7:00 PM.**, at *Moose Lodge, 210 Homestead Rd., Lehigh Acres, FL 33936*, the Annual Meeting of the Association will be held for the purpose of conducting the lawful business of the Association. An identification of agenda items is as follows:

Proof of Notice of Meeting
Calling of the Roll and Certifying of Proxies
Reading and Disposal of any Unapproved Minutes
New Business
 Announcement of the 2026 Board of Directors
 Vote on Rollover of Excess Funds
 Vote on Waiver of Year-End Financial Reporting Requirement
 Open Forum
Adjournment

Organization Meeting of the Board Upon Adjournment of Annual Meeting

Certifying Quorum – Call to Order
Proof of Notice of Meeting
Reading and Disposal of Unapproved Minutes
Unfinished Business
New Business
 Election of Officers
 Determination of Next Meeting
Adjournment

A majority of all Association Members (a “quorum”) must be present, in person or by proxy, at the meeting, in order for the business to be conducted. It is **VERY IMPORTANT** that you either **attend** or **provide a limited proxy** in order to conduct business at this Annual Meeting.

Pursuant to Florida law, an election of the directors of this Association is not required, since the number of persons wishing to run for the Board was less than or equal to the number of vacancies to be filled. Accordingly, the names of the New Board Members shall be announced at the Annual Meeting.

(Please turn over)

VOTING BY PROXY

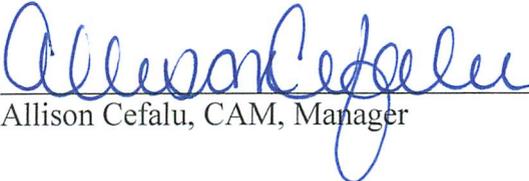
If you are unable to attend the Annual Meeting and wish to vote by proxy, please note the following information about **PROXIES**:

1. A **proxy** is for the purpose of appointing **another person** to vote for you as you specifically direct (except for non-substantive items) in the event that you might not be able to attend the meeting. It must be signed by ALL owners of the unit or the designated voter.
2. The proxy should be submitted to the Association **prior to the scheduled time of the meeting**. It can be mailed to the Association at P.O. Box 1058, Lehigh Acres, Florida or hand delivered, either by you or your proxy. It is encouraged that the proxy be submitted to the Association at the address above as long before the meeting as possible, in order to avoid a delay in starting the meeting due to registration delays.
3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may **withdraw** your proxy when you register at the meeting.
4. A proxy may be **revoked** in writing or **superseded** by a later proxy to another person. It may also be **assigned** (substituted) by the person designated on the proxy to a third person if the person you designate as proxy decided that he or she will be unable to attend the meeting.
5. A **proxy form** is enclosed with this notice for your use, if needed.

Again, please be sure to mail in your proxy or attend the Annual Meeting.

Dated February 10, 2026

BY ORDER OF THE BOARD OF DIRECTORS


Allison Cefalu, CAM, Manager

**KINGS GREENS AT MAJESTIC, A CONDOMINIUM
LIMITED PROXY**

The undersigned, owner(s) or designated voter of Unit No. _____ at the Kings Greens at Majestic, A Condominium appoints (Check one)

_____ a) **Phil Dent**, Secretary of the Association, on behalf of the Board of Directors, or

_____ b) _____ (if you check b, write in the name of your proxy.) as my proxy holder* to attend the Annual Meeting of the Members of Kings Greens at Majestic, A Condominium to be held **February 24, 2026 at 7:00 p.m., Moose Lodge, 210 Homestead Rd, Lehigh Acres, FL 33936**. The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy holder's authority is limited as indicated below.

GENERAL POWERS (You may choose to grant general powers, limited powers or both. Check "General Powers" if you want your proxy holder to vote on other issues which might come up at the meeting for which a limited proxy is not required.)

_____ I authorize and instruct my proxy to use his or her best judgment on all other matters which properly come before the meeting and for which a general power may be used.

LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES. YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW).

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXY HOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW.

1. Vote on rollover of excess Association funds, if any, to next year's budget. (Board recommends voting "In favor" of rollover).

_____ IN FAVOR OF ROLLOVER _____ OPPOSED TO ROLLOVER

2. Should the members waive the statutory year-end financial reporting requirement for a **compilation** and permit the Board to present the year-end financial statements in a **report of cash receipts and expenditures** format for the fiscal year ending **December 31, 2026**?

_____ IN FAVOR OF WAIVING _____ OPPOSED TO WAIVING

Dated: _____

Signature(s) of Owner(s) or Designated Voter

***Failure to check either (a) or (b), or if (b) is checked, failure to write in the name of the proxy, shall be deemed an appointment of the President of the Association as your proxy holder.**

SUBSTITUION OF PROXY HOLDER

The undersigned, appointed proxy holder above, does hereby designate _____
to substitute for me in voting the proxy set forth above.

Dated: _____ Proxy holder's Signature: _____

THIS PROXY IS REVOCABLE BY THE OWNER(S) AND IS VALID ONLY FOR THE MEETING WHICH IT WAS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH WAS GIVEN.

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, 2025 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.

MINUTES

KINGS GREENS CONDOMINIUM, INC

Meeting of the Board of Directors
November 20, 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 November 6, 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 October 21, 2025 Board of Directors meeting. Melissa Dortch seconded the motion. Motion carried.

TREASURER'S REPORT. Allison Cefalu reported the Financial Report through October 31, 2025. Truist Operating Account \$100,982.92, Truist Reserve Accts. \$453,082.92, Accounts Receivable \$34,148.93, and Other Current Assets \$29,252.58. Total Assets/Liabilities & Equity \$617,467.35.

UNFINISHED BUSINESS. Nothing to report.

NEW BUSINESS. *2026 Budget Adoption.* John Shedlock made a motion to adopt the 2026 proposed budget as presented. Dan Frey seconded the motion. Motion carried. The 2026 quarterly fee will remain the same as 2025 at \$920 per unit per quarter.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors will be the Annual Members Meeting scheduled for February ____, 2026 at 210 Homestead Rd. S. (Moose Lodge).

ADJOURNMENT. Melissa Dortch made a motion to adjourn. Phil Dent seconded the motion. There being no further business, the meeting was adjourned at 6:15 p.m.