

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.