



Condominium and Homeowner Association Management

530 Construction Lane, Lehigh Acres, Florida 33936  
Phone (239) 368-6741 • Fax (239) 368-1498 • Fort Myers Office (239) 481-4845

March 4, 2025

Re: Second Attempt at Annual Members Meeting Notice

Dear Kings Greens Owner,

As you are all aware Kings Greens recently attempted to hold their Annual Members meeting in February. Due to a lack of quorum the Association has rescheduled the Annual Members meeting to March 25, 2025, in hopes of obtaining enough proxies to hold the meeting.

Due to the cost for the first mailing that included past minutes and the restated documents, we are only sending out the Rescheduled Notice for March 25, 2025 and the Rescheduled Proxy. If you need another copy of the Restated Documents, please contact our office.

IT IS EXTREMELY IMPORTANT THAT YOU COMPLETE THE PROXY AND RETURN IT TO US IMMEDIATELY. You may fax, e-mail, upload to website or mail your proxy back to us, but PLEASE DO SO IMMEDIATELY. YOUR Proxy is VERY IMPORTANT to the Association.

Please note, if you choose someone other than Melissa Dortch, Secretary, for your proxy holder, that person will need to be in attendance for the proxy to be valid.

The vote required to approve the amendments to the Declaration pursuant to Article 7 is the affirmative 51% of all units at an Association Meeting.

The vote required to approve the amendments to the Bylaws pursuant to Article X is 2/3rds of all units (not just those at the meeting).

Please take the time now to return your proxy, even if you plan to attend the meeting. If you do attend the meeting your proxy will be returned to you.

If you have any questions, please contact our office.

Sincerely,

Allison Cefalu, CAM

For Kings Greens at Majestic, A Condominium

**SECOND NOTICE OF ANNUAL MEETING  
OF KINGS GREENS AT MAJESTIC CONDOMINIUM ASSOCIATION, INC.**

**TO ALL MEMBERS:**

On **Tuesday, March 25, 2025 at 7:00 PM**, at **Moose Lodge, 210 Homestead Road S, Lehigh Acres, FL 33936**, the Annual Meeting of the Association will be held for the purpose of conducting the lawful business of the Association. The agenda for the Annual Meeting is:

1. Calling of the roll, certifying proxies and determination of quorum.
2. Proof of Notice of Meeting.
3. Reading and disposal of unapproved minutes.
4. Reports of Officers.
5. Reports of Committees.
6. Unfinished Business.
7. New Business.
  - a. Vote on Proposed Amended and Restated Declaration of Condominium (copy attached)
  - b. Vote on Proposed Amended and Restated Bylaws (copy attached)
  - c. Vote Waive the Statutory Year-End Financial Reporting Requirement
8. Adjournment.

A **majority** of the voting interests (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/Meeting Ballot** 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 candidates was less than or equal to the number of vacancies to be filled. Accordingly, the names of the New Board Members will be announced at the Annual Meeting.**

**VOTING BY LIMITED PROXY/MEETING BALLOT**

If you attend the Annual Meeting and wish to vote on items on the agenda, the enclosed Limited Proxy/Meeting Ballot shall act as your Ballot. However, if you are unable to attend the Annual Meeting and wish to vote by proxy, the Limited Proxy/Meeting Ballot will act as your limited proxy. In that regard, please note the following:

1. A **limited 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 the person authorized to cast the vote for the unit. **Where a Unit is owned jointly by a husband and wife, and if they have not designated one of them as a voting member, a proxy must be signed by either husband or wife where a third person is designated.**

2. The proxy should be submitted to the Association **prior to the scheduled time of the meeting**. It can be sent via hand-delivery to the Management Office, via mail addressed to the Association’s mailing address at: **PO Box 1058, Lehigh Acres, FL 33970**, via email to: **mgmtprofl@aol.com**, or via facsimile to: **(239)368-1498**. It is encouraged that the proxy be submitted as long before the meeting as possible, in order to avoid delay in registration.

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 decides that he or she will be unable to attend the meeting.

5. A **Limited Proxy/Meeting Ballot** form is enclosed with this notice for your use, if needed.

Please be sure to mail in your proxy, unless you plan to attend the Annual Meeting to cast your votes in person.

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Immediately following the Annual Meeting, the organizational meeting of the Board of Directors will be held for the purpose of electing officers of the Association and such other business as may lawfully be conducted. The agenda for the Board Meeting is as follows:

1. Certifying quorum – Call to Order.
2. Proof of Notice of Meeting.
3. New Business - a. Elect Officers
4. Adjournment.

Date: 3.4.25

BY ORDER OF THE BOARD OF DIRECTORS

  
\_\_\_\_\_  
Melissa Dorte, Secretary

### LIMITED PROXY/MEETING BALLOT

The undersigned owner(s) or voting member of Unit No. \_\_\_\_\_ in **Kings Greens at Majestic, A Condominium**, appoints (Check one):

\_\_\_\_\_ a) **Melissa Dortch, 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 proxyholder\*, with power of substitution, to attend the meeting of the members of **Kings Greens at Majestic Condominium Association, Inc.** to be held **Tuesday, March 25, 2025 at 7:00 PM**, at **Moose Lodge, 210 Homestead Road S, Lehigh Acres, FL 33936**, and any adjournment/recess thereof. In the event I attend the meeting in person, this will act as my meeting ballot. The proxyholder 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 proxyholder's authority is limited as indicated below:

GENERAL POWERS: By signing this proxy, your proxyholder automatically has general powers to vote on other issues that might come up at the meeting for which a limited proxy is not required. You can choose not to grant such general powers by checking the box below:

\_\_\_\_\_ I **do not** grant general powers to my proxyholder.

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 PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

1. Should the members approve the Proposed Amended and Restated Declaration of Condominium, as set forth in the attached?

YES

NO

2. Should the members approve the Proposed Amended and Restated Bylaws, as set forth in the attached?

YES

NO

3. Should the members waive the statutory year-end financial reporting requirement for **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, 2025**?

YES

NO

Date: \_\_\_\_\_.

SIGNATURE(S) OF OWNER(S) OR VOTING MEMBER:

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\*Failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, is an appointment of the **Secretary** of the Association as your proxyholder.

**DO NOT COMPLETE THIS SECTION. This section is only to be filled in by the proxyholder if they wish to appoint a substitute proxyholder.**

**SUBSTITUTION OF PROXY**

The undersigned, appointed as proxy above, does hereby designate \_\_\_\_\_  
to substitute for me in the proxy set forth above.

Date: \_\_\_\_\_.

\_\_\_\_\_  
**PROXYHOLDER**

**THIS LIMITED PROXY/MEETING BALLOT IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS 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 IT WAS GIVEN.**