

MINUTES

KINGS GREENS AT MAJESTIC, A CONDOMINIUM

Meeting of the Board of Directors
April 16, 2024
350 Homestead Rd S, Upstairs Clubhouse

DETERMINATION OF QUORUM. Board members present were Renee Beniak, Phillip Dent, Melissa Dortch, 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 6:15 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 April 3, 2024 by John Shedlock. Renee Beniak made a motion to approve the agenda. Tim Zigrossi seconded the motion. Motion passed unanimously.

WELCOME GUESTS. John Shedlock welcomed 7 visitors to the meeting.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Phil Dent made a motion to approve the minutes of the January 23, 2024 Board of Directors meeting. Tim Zigrossi seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Melissa Dortch reported the Financial Report through March 31, 2024. Truist Operating Account \$64,032.97, Truist Reserve Acct. \$321,940.42, Accounts Receivable \$3786.00, and Other Current Assets \$27,749.70. Total Assets/Liabilities & Equity \$417,509.09.

UNFINISHED BUSINESS. *Irrigation, Wells, Reclaimed Water, Engineer.* The golf course owns the pumping station and holding pond that supplies the water for irrigation for the golf course, condominiums, and homes. The Board of Directors have been researching the reclaimed water, wells, pumps for irrigation for Kings Greens only. The Board discussed the installation of wells and pumps for Kings Greens only. After reviewing the proposals Tim Zigrossi made a motion to accept the proposal from Kenny Baker Well Drilling to install Wells and pumping stations. Phil Dent seconded the motion. Motion passed unanimously.

The Board of Directors discussed the funding of the installation of the wells. After discussion was had the Board of Directors agreed to recoup the funds by Special Assessment. They are recommending a two (2) part project special assessment, with both being due on or before August 1, 2024. The adoption meeting for the special assessments has been scheduled for May 7, 2024 at a location TBD.

Lanai's. The Association currently has two (2) lanais in need of repairs, 20025 Lake Vista Circle and 19985 Petrucka Circle. Angel's Touch Home needs to provide association with proposal for work to be performed and cost before repairs can be made.

NEW BUSINESS. Tim Zigrossi requested the Vacant Lot be added to the next Board meeting agenda. Tim Zigrossi reported investors are interested in the land. Melissa Dortch suggested the Association hire a

realtor to handle the sale of the property. Tim Zigrossi suggested utilizing the Association legal counsel to sell the property.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors is scheduled for **TBD**.

ADJOURNMENT. Melissa Dortch made a motion to adjourn. Phil Dent seconded the motion. There being no further business, the meeting was adjourned at 6:47 p.m.

Minutes typed by Management Professionals, Inc and have not yet been approved by the Board of Directors.