

## MINUTES

### KINGS GREENS AT MAJESTIC, A CONDOMINIUM

Meeting of the Board of Directors  
April 25, 2023  
VIA ZOOM  
Meeting ID 820 8856 8185

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**DETERMINATION OF QUORUM.** Board members present were Phillip Dent, Melissa Dortch, John Shedlock and John Taylor.

**CALL TO ORDER.** Phillip Dent called the meeting to order at 7:01 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 April 21, 2023 by Phil Dent. John Taylor made a motion to approve the agenda. Phil Dent seconded the motion. Motion passed unanimously.

**WELCOME GUESTS.** Phil Dent welcomed 1 visitor to the meeting.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** John Taylor made a motion to approve the minutes of the February 21, 2023 Board of Directors meeting. John Shedlock seconded the motion. Motion passed unanimously.

**TREASURER'S REPORT.** John Taylor reported the Financial Report through March 31, 2023. Truist Operating Account \$82,136.14, Truist Reserve Acct. \$235,989.56, Accounts Receivable \$1,937.86, and Other Current Assets \$22,974.53. Total Assets/Liabilities & Equity \$343,038.09.

Melissa Dortch requested John Taylor research association accounts interest rates because interest rates are currently at a good level.

**UNFINISHED BUSINESS.** *Document Updates.* Phil Dent reported the attorney is working on the second draft of the restated documents. The attorney is also investigating the Master Association and their liability and/or connection to Kings Greens and vice versa. The Kings Greens Association agrees they should be assisting in the roads, street lights, and any other items shared with Cypress Pines, but the other Cypress Pines expenses should not be charged to Kings Greens Association.

*Feasibility study for the Vacant Lot.* Tabled to next meeting of the Board of Directors.

**NEW BUSINESS.** *Landscape Proposals.* The Board of Directors were provided proposals from Down To Earth Landscaping and Mainscapes Landscaping. John Taylor reminded the Board the Association budgeted approximately \$65,000 for lawn care. Phil Dent reported Mainscapes with 3 year contract offer a 3% increase rather than an annual 5% increase. Discussion was had regarding the proposals presented to the Board of Directors. John Shedlock made a motion to accept the lawn care proposal from Mainscapes Landscaping with start date May 1, 2023. John Taylor seconded the motion. Motion passed unanimously.

*Pressure Washing Proposals.* John Taylor reminded the Board the Association budgeted approximately \$5000, and the proposal from Miller Time is approximately \$2000 over the budgeted amount. One proposal included driveways, sidewalks, walkways, gutters & soffits, PVC address signs, fences/gates and

A/C pads. Phil Dent noticed Miller Time did not include the gutters/soffits, address signs, fence/gates and A/C pads. Discussion was had regarding the pressure washing proposals. The Board requested clarification on the other items. Melissa Dortch made a motion to accept the proposal from Miller Time subject to clarification of the other items. John Shedlock seconded the motion. Motion passed unanimously. Phil Dent will have management obtain revised proposal and forward to Board of Directors after received.

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

**ADJOURNMENT.** Melissa Dortch made a motion to adjourn. John Taylor seconded the motion. There being no further business, the meeting was adjourned at 7:43 p.m.

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