

MINUTES

KINGS GREENS AT MAJESTIC, A CONDOMINIUM

Meeting of the Board of Directors
February 21, 2023
350 Homestead Rd S.
Lehigh Acres, FL 33936

DETERMINATION OF QUORUM. Board members present were Phillip Dent, Melissa Dortch, John Shedlock. Linda Lofink and John Taylor were absent. Allison Cefalu, CAM, was in attendance for Management Professionals, Inc.

OPEN FORUM. No Rescheduled Annual Meeting could be called to order as again no quorum was obtained. Phil Dent explained the vote on forgoing the compilation on the financials was a no vote as there was no quorum. There was discussion on views of the need for compilation and what a compilation actually is. It was explained it is not like an audit and the CPA does not verify or guarantee the validity of the information given to them for the compilation. Phil Dent discussed the lawncare company and the ongoing problems with the irrigation and the possible need for their own wells. The floor was opened to questions.

There was a brief discussion on the agreement reached with Majestic. Owners need to obtain a key card for access to the pool and fitness.

There was discussion on pressure washing of sidewalks, driveways and walkways. This has been an ongoing problem with the water from the irrigation. Several remedies were suggested. The Association is currently obtaining quotes. Sealing of driveways was also discussed.

There was discussion on mulch vs. stone. Mulch washes away and dissipates whereas stone would last longer. It would be an upfront cost but even out over the length of time.

There was discussion on the dryer vent cleaning. Owners were reminded they need to schedule with the company portion of the vents that were their responsibility.

A question on who or when pest control was performed. Lawncare does some pest control and Turner Pest Control, which used to be LaRue Pest Control, does the perimeter outside. If you have a problem with pests, you can call Turner directly.

Phil Dent called a close to the open forum.

CALL TO ORDER. Phillip Dent called the meeting to order at 7:41 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 February 7, 2023 by Phil Dent and mailed to all owners. (affidavit on file)

READING AND DISPOSAL OF UNAPPROVED MINUTES. Tabled.

UNFINISHED BUSINESS. Nothing reported.

NEW BUSINESS. *Pressure Washing.* John Shedlock volunteered to be the onsite point of contact for the pressure washing vendor to help with the watering hook ups. The residents at the meeting agreed to use owner water for the pressure washing instead of having the water trucked in.

Lawncare. Phil Dent will be meeting with Down 2 Earth Inc. to review their proposal and management will obtain a few more proposals.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors is scheduled for **March 21, 2023 at 7:00 P.M.,** Location TBD.

ADJOURNMENT. Melissa Dorsch made a motion to adjourn. John Shedlock seconded the motion. There being no further business, the meeting was adjourned at 8:00 p.m.