

KINGS GREENS AT MAJESTIC CONDOMINIUM ASSOC. INC.

354 HOMESTEAD Rd., Lehigh Acres, FL 33935

January 21, 2021 – 4:30 pm – Majestic Clubhouse/Virtually

Board of Directors Meeting Minutes

The meeting was called to order by President Jere Carrick at 4:31 pm. The meeting was held via ZOOM in addition to in person. A Quorum was established and agenda approved.

Present: Jere Carick, President; Carl Magno; Vice President; Linda Lofink, Treasurer; Anna Placenti, Secretary; Normand Beaulieu.

Diane Zigrossi, CAM and one Property Owner

- Opening Comments: Jere commented that 2 more people at in the community tested positive for Covid19. Also, people need to use the proper entrance to the Golf Course to avoid an accident. Access cards for the pool should be coming soon, 2 key cards for each household to be issued.
- Motion to approve agenda by Linda Lofink, Second by Carl Magno, Action Item #3 to direct Attorney to draft new MCC Recreation Use Agreement should be removed, it is Majestic responsibility to present use agreement to KG. Add Old Business, #6 Annual Meeting; #7 Maintenance update; New Business #2 Use Agreement. all approved, motion passed.
- Motion to approve the minutes of 12/15/20 by Linda Lofink, Second by Normand Beaulieu, all approved, Motion passed.
- Treasurer's Report, Operating Account \$53,422.45; Reserve Account \$127,462.62; Total \$180,885.07. Motion to approve Treasurer's report made by Carl Magno, Second by Anna Placenti, all approved, Motion passed. Spires to move fire account to operating account.

Action Items:

1. Collection Policy, Motion made by Linda Lofink, Second by Carl Magno, Motion passed. Diane to provide Copy to Spires and to homeowners in 2nd Notice of Ownership. Diane still thinks balances are inaccurate, she needs to finalize so Spires can start collecting.
2. Approval for smaller repair items not to exceed \$500 per month. Motion made by Carl Magno, Second by Norm Beaulieu. Jere Carick, Carl Magno, Normand Beaulieu yes, Linda Lofink opposed, Anna Placenti no vote, Motion passed.
3. Motion to have Diane Zigrossi obtain bids to remove tree at 20012 Petrucka Cir. N, made by Linda Lofink, Second by Carl Magno, all approved, Motion passed.

Old Business:

1. 20068 Lake Vista Cir. N, Final Inspection was completed and final balance of \$33,105.15 was issued.

2. Diane Zigrossi and Carl Magno went through the documents from Michael Swords. Linda asked if we have 7 yrs. of papers from M. Swords. We have 2017, 2018 Deposits, Bank Statements and Bills. Linda asked to send letter to M. Swords for more documents, we are required to have 7 years. Diane Zigrossi suggested to wait till we know what we have. Jere said he has legal documentation providing ownership in Cool Breeze and will give to Diane.
3. Power washing backs of 6 buildings and 1 front, two additional bids received from Alan Hill and Dome (the Board has not received copies of these of Bids); waiting on bids for painting.
4. Jere Carick has a meeting on Monday, January 25th at 11:30 a.m. with the fire marshal regarding Fire Assessment and Taxes on 44 Phantom Units.
5. Water Damage Claim at 20012 Petrucka Cir. , #2, from 2017. Insurance companies won't take responsibilities. Motion made by Normand Beaulieu to get legal opinion, Second by Anna Placenti, all approved, Motion passed.
6. Annual Meeting date March 9, 2021 at 7:00 p.m., mailing of second notice of meeting to be mailed 2/23/2021.
7. Maintenance Update – Diane to update maintenance report for next meeting.

New Business:

1. Spires Update - Diane Zigrossi should close the Achevia account to Spires account. No need for this account. Linda Lofink stated Spires should do the Estopples. Diane Zigrossi said it is in her contract. Her contract will need to be changed. Diane Zigrossi is not to receive any checks for dues – she needs to return them to homeowners and they need to send to Spires Lockbox. Diane to update website with this information.
2. Linda Lofink stated that Diane Zigrossi needs to speak with David Dietzcreek regarding negotiation and a valid Use Agreement.
3. Linda Lofink made a motion to set up a committee to talk with homeowners why we need to move forward with the partial termination. Second by Jere, all approved, Motion passed. Partial termination mailing can begin March 1, 2021. Once mailed we have a 90-day window to achieve the required 80%, number of executed documents back.

Motion to Adjourn by Carl Magno, Second by Linda Lofink, all approved, Motion Passed 6:06 pm.

Next meeting February 16, 2021 at 4:30 p.m.
Submitted By: Anna Placenti, Secretary