

# KINGS GREENS AT MAJESTIC CONDOMINIUM ASSOC. INC.

354 Homestead Rd., Lehigh Acres, FL 33936

November 17, 2020 – 6:30 PM – Majestic Clubhouse/Virtually

## Board of Directors Meeting Minutes

The meeting was called to order by President Jere Carrick at 6:45 pm. This meeting was held via Zoom in addition to in person. A Quorum was established and agenda approved.

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

Diane Zigrossi, CAM; Doug Roedding from Spires and Assoc.; and Six residents were also present.

- Opening Comments: Lawn Maintenance – a resident suggested that the board should obtain more bids on lawn maintenance.
- Motion for Approval of Agenda made by Normand Beaulieu, Second by Linda Lofink, correction to date referred to on the agenda for partial termination changed from March 1, 2020 to March 1, 2021. Motion passed.
- Motion to approve minutes of 10/20/20 and 11/1/20 by Linda Lofink; Second by Carl Magno. Motion passed.
- Treasurer's Report – Motion to approve Treasures report made by Carl Magno; Second by Normand Beaulieu; As of 10/31, 2020 - \$90,216.63 Operating Account; \$107,154.03 Reserve Account.  
Linda stated that Painting of Entryways was coded as taken from the Reserve Account, this is inappropriate. Spires to correct to Building Repairs and Maintenance.
- Linda also asked Doug why it appeared reserves were not funded; \$17,383.31 reported 10/31/2020 in due to reserves on the balance sheet. Doug said Reserves funded in November. Motion Passed.

### Action Items:

1. Motion by Carl Magno; Second by Linda Lofink. (Discussion) Annual Meeting date for 2021, tabled until CPPOI sets date for CPPOAI annual meeting. Motion passed
2. Motion to start Partial Termination Process 3/1/2021 was made by Linda Lofink; Second by Normand Beaulieu. (Discussion) – We have a 90 day window to achieve the number of required executed documents. Fire Assessment on the 44 Phantom Units was billed at a higher amount this year due to the passage of the Fire Dept. Referendum. Jere Carrick called the Fire Chief to schedule a meeting to discuss if we can negotiate a lower amount. Motion passed.

### Old Business:

1. Update was provided on the status of the 20068 Lake Vista Cir N. fire. A Lien Waiver has been obtained which will become effective as of the payment of the final draw. It is anticipated that this file will be closed in the next few weeks once all final permits have been obtained from Lee County and a final inspection by

management prior to final payout. Additional discussion of owners being required to obtain Proof of Insurance from Condo Renters.

2. Use Agreement with Majestic Golf Course – documents were received from Tallahassee for the Original Development Order. Diane indicated she did not find an executed use agreement in these documents. Jeri to review.
3. Spires Update – Doug Reodding of Spires and Assoc. said Diane Zigrossi did a good job on the financials prior to Spires taking over. He also explained how to handle outstanding collections. Linda asked what the bill payment procedure is between Diane Zigrossi, CAM and Doug Retting/Spires and Assoc. which was explained. *(12/15/2020 Meeting Edit)* A question was asked regarding the status of the Reserve accounts; Doug indicated that the Reserve Accounts were fully funded in November and are up to date. Diane will work with Doug to create collection procedures and bill payment approval procedures.
4. Pending association document recovery – Michael Swords to meet with Jere Carrick on Saturday, November 21, 2020 and bring all KG documents, and records that are in his possession.
5. Achevia bank is still working on getting copies of cleared 2018 and 2019 checks, with these check copies and the bank statements that Diane already has, we could recreate the income and expenses for those years.

#### New Business:

1. Discussion on 2021 CPPOAI fees and the impact with partial termination fees.
2. Discussion on a pressure washer. Tabled until bids/information are presented to the board on cost, where it was going to be stored and who will be operating the pressure washer.

Motion to adjourn by Carl Magno, Second by Norman Beaulieu, Motion Passed.  
8:30 P.M.

Next meeting Tuesday, December 15, 2020 at 4:30 P.M.

Submitted: Anna Placenti, Secretary