

KINGS GREENS AT MAJESTIC CONDOMINIUM ASSOC. INC.

354 HOMESTEAD Rd., Lehigh Acres, FL 33935

February 18, 2021 – 4:30 pm – Majestic Clubhouse/Virtually

Board of Directors Meeting Minutes

The meeting was called to order by President Jere Carrick at 4:30 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; Anna Placenti, Secretary; Normand Beaulieu.

Absent: Linda Lofink

Others Present: Diane Zigrossi, CAM and one Property Owner

- Opening Comments:
- Motion to approve agenda by Carl Magno, Second by Anna Placenti, all approved, motion passed.
- Motion to approve the minutes of 1/21/2021 by Normand Beaulieu; Second by Carl Magno, all approved, Motion passed.
- Treasurer's Report, Operating Account \$45,390.68; Reserve Account \$128,359.28; Total \$173,749.96. Motion to approve Treasurer's report made by Carl Magno, Second by Anna Placenti, all approved, Motion passed.

Action Items:

1. Motion to close Achieva Bank account; Motion tabled. Closure subject to finalizing any addition bank account reconciliation items necessary.
2. Motion by Carl Magno; Second by Normand Beaulieu to award the Power Washing Contract Tim Zigrossi. (Discussion) on water usage, owners (2 per building/\$20 reimbursement per unit owner) total water reimbursement \$ 960.00. Motion passed.
3. Motion by Normand Beaulieu; Second by Carl Magno to approve Angels Touch Home Services to power wash/paint Backs of 6 Buildings. Motion passed.
4. Motion by Anna Placenti; Second by Carl Magno to pay ½ of CPPOAI Fees (\$7,260.00); Motion passed.

Old Business:

1. Use Agreement - Waiting to hear from Dave Deetscreek. Delay due to illness (Covid).
2. Document Recovery, Carl Magno has assisted sorting through bank statements and deposit slips for 2016, 2017, 2018 and 2019. Linda Lofink is reconstructing prior two years bank statements.
3. Annual Members Meeting packets will be sent out by 2/23/ 2021 (Statutory mailing date 2/27/2021); 51% is required for a quorum. Issues to be voted on include: Mandatory Unit Owners Insurance coverage and adjusting the annual meeting quorum requirement to 1/3. Anna Placenti suggested calling owners to remind them to be sure they vote; Jerry Carrick suggested everyone on the board help out calling.
4. Fire Assessment taxes on the 44 Phantom Units are \$15,246.00. If not paid by March and increase of \$5 per unit will be applied. Jerry Carrick suggested Diane Zigrossi contact our attorney for an opinion. Diane will follow-up.
5. 20012 Petrucka Cir. Water – Diane Zigrossi is still waiting to hear from on our attorney for a determination of liability.

6. Maintenance Update – Full report reviewed - 6 major power washing/painting areas are being addressed, 19987 LVC is the worst (Angels Touch Home Services awarded the job as “Action Item 3”). Pending - estimate for 6 lanai repairs (4 large & 2 small).

Motion to Adjourn by Carl Magno; Second by Normand Beaulieu. Motion Passed 5:43 pm.

Next meeting: March 18, 2021 at 4:30 p.m.

Submitted By: Anna Placenti, Secretary