

KINGS GREENS AT MAJESTIC CONDOMINIUM ASSOC. INC.
354 HOMESTEAD Rd., Lehigh Acres, FL 33935

MEETING MINUTES – 4-15-2021

The meeting was called to order by President Phil Dent at 6:00 pm. The meeting was held via ZOOM. A Quorum was established.

Present: Phil Dent, President; Normand Beaulieu, Vice President, Anna Placenti, Secretary, Linda Lofink, Treasurer;

Others Present: Diane Zigrossi, CAM and Robin Rocco from Landex, and Melissa Dortsch.

AGENDA APPROVAL: Linda Lofink made a motion to approve the agenda, 2nd by Anna Placenti. All approved, Motion passed.

OWNER COMMENTS: None

APPROVAL OF MINUTES: Linda Lofink made motion to accept the minutes of March 18, 2021 board meeting, Normand Beaulieu second, all in favor.

TREASURER'S REPORT:

\$ 62,748.71 CAB Operating Account
57.04 CAB Fire Insurance Account
4,495.64 Achieva Operating Account
155,450.72 CAB Reserve Account
1.64 Achieva Reserve

\$ 222,453.75 total cash in banks.

MANAGER'S REPORT: Diane Zigrossi asked Linda Lofink if any additional information was needed to close the smaller Achieva Account, Linda stated no. Phil Dent said to close the account.

COMMITTEE REPORTS: None

Presentation and discussion by Robyn Rocco from Landex Association Management, located in Lehigh. Robyn explained the duties and responsibilities and fees of the Management Company for Condominium Associations. Discussions on fees and change during midterm were explained. Landex provides attorneys and accounting firm.

Board Vacancy – Linda Lofink made a motion to accept Melissa Dortsch as our new Board Member, Second by Anna Placenti, all in favor.

OLD BUSINESS:

Partial Termination – Linda suggested we talk to the Homeowners, get a feel of where they stand and answer any concerns before sending out the voting mailing. Once the first signature comes back, the 90-day clock starts and if we don't get enough votes in 90-days we have to wait another 2 years. 9 people have volunteered to explain to owners the necessity of voting on Amendment No. 3. Diane Zigrossi to meet with them to discuss the explanation of the partial termination.

Water Damage Claim – On 4/14/21 our attorney sent a letter to American Strategic Ins. Co. requesting the entire file regarding the water damage. The insurance company closed out the file without having taken any action.

Lawn Maintenance – A subcontractor provided by Majestic to continue the lawn maintenance through end of summer, current contract expires end of July. Linda Lofink made a motion to allow Majestic to sub contract the lawn maintenance, Second by Normand Beaulieu, all in favor.

Power Washing – Tim Zigrossi will not be finishing the power washing, he only did 2 buildings; 22 more building driveways and sidewalks need to be power washed. Phil Dent told Angels Touch that their last job had a lot of complaints from residents. Inspection will be made before a check is cut. Normand Beaulieu made a Motion to have Angels Touch power wash, Second by Linda Lofink, all in favor, Motion passed.

MGC Use Agreement – Still no word from David Deetscreek.

NEW BUSINESS:

To vote on hiring Landex, Board Meeting scheduled for April 20th, at 10:00 am.

Lanai Deck Rebuild – Per Diane Zigrossi, Angels Touch quoted \$14,800 per upper lanai. There is a total of 4 uppers, 2 with minor repairs and 6 lowers with minor repairs. Linda indicated that the reserves will only allow for one lanai repair per quarter.

Motion to Adjourn by Linda Lofink, Second by Melissa Dortsch, all in favor. Adjourned at 5:58 pm.

Minutes Taken by Anna Placenti

Next meeting – ANNUAL MEETING April 29, 2021 at 7:00 p.m. via Zoom