

**KINGS GREEN AT MAJESTIC
BOARD MEETING
JULY 29, 2020**

The meeting was called to order by President Carrick at 11:00 AM. A quorum was certified. Those present were Jere Carrick, Carl Magno, Diane Zigrossi (CAM) and one resident in attendance. Norm Beaulieu and Linda Lofink attended electronically. The minutes of the last meeting and the Treasurers report were approved.

LAWN MAINTAINENCE

The contract has been re-negotiated with Majestic Golf Club and is ready for approval. The golf course has agreed to a credit of \$11,792.00 for work that has not been done in the past. The new contract will cost \$4,600.00 per month. This is down from \$5,896 per month that is currently being paid. This is a one year contract with a thirty day out for each party. Jere Carrick recused himself from voting since he has an owner interest in the golf course. The contract was approved.

ANNUAL MEETING

The annual meeting is to take place on August 4, 2020. It will be a Zoom virtual meeting. Phil Dent and John Connor agreed to be counters. We will need 49 people for a quorum, and 64 to pass the amendment on the agenda. The Board agreed upon an alternative date (in the event we do not have sufficient proxies and/or Zoom attendance for the Annual Meeting to occur) which will be September 15, 2020, 6:00 PM registration; 7:00 PM meeting start time.

FIRE

The work on the fire damaged unit has commenced. There was a delay in starting due to the permitting process but this is over. Proposed completion date is August 30, 2020.

FINANCE

We have hired SPIRES ACCOUNTING to handle our billing and banking. We are closing several of our accounts with ACHIEVA and will be using a bank that Spires recommended. All of the figures presented by our CAM manager balanced.

AUDIT

Bills have been sent out to 31 owners who owe back dues and/or fees.

BUILDING MAINTENANCE

Diane Zigrossi and Carl Magno made a quarterly inspection of the existing units. Four units had problems with their lanai. Similar repairs in the past have been about \$16,000 each. We will be contacting contractors for bids. Other issues were paint coming up on front door entry ways and mold appearing on the backs of several buildings. We will get bids on all of the problems.

We received notice from our insurance carrier that a check they issued was never cashed or cleared. They have reimbursed us \$9,651.73.

The next regular meeting will be September 15th, 2020 or earlier as required.

The meeting was adjourned at 11:55 AM

Submitted by Carl Magno
Secretary