

MINUTES

KINGS GREENS AT MAJESTIC, A CONDOMINIUM

Meeting of the Board of Directors
August 16, 2022
VIA ZOOM
Meeting ID 821 5689 5290

DETERMINATION OF QUORUM. Board members present were Phillip Dent, Melissa Dortch, Linda Lofink, John Shedlock and John Taylor. Allison Cefalu, CAM, was in attendance for Management Professionals, Inc.

CALL TO ORDER. Phillip Dent called the meeting to order at 6:00 p.m. at the location designated for the meeting.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice for this meeting was posted at designated area on August 14, 2022 by Phil Dent. John Shedlock made a motion to approve the agenda. John Taylor seconded the motion. Motion passed unanimously. Linda Lofink requested to add recall to agenda.

WELCOME GUESTS. Phil Dent welcomed six members to the meeting.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Linda Lofink made a motion to approve the minutes of the August 1, 2022 Board of Directors meeting. John Shedlock seconded the motion. Motion passed unanimously.

TREASURER'S REPORT John Taylor reported the Financial Report through July 31, 2022. Truist Operating Account \$91,699.53, Achieva Reserves \$1.00 Truist Reserve Acct. \$223,726.52, Accounts Receivable \$18,426.60, and Other Current Assets \$16,006.76. Total Assets/Liabilities & Equity \$368,405.63.

UNFINISHED BUSINESS. *New proposed Use Agreement.* Phil Dent reported the check was finally received by Majestic. David Deetscreek also confirmed the members will not be locked out again during the negotiations. David Deetscreek spoke with Phil and let him know some possible options. David Deetscreek has not yet put anything in writing. One of the options he suggested was possibly leasing the pool. The members discussed different options such as building their own facilities, updating the Use Agreement, and leasing the facility.

NEW BUSINESS. *Other Business.* Melissa Dortch read a letter to the ownership. Letter attached to official records. Linda Lofink believes the homeowners were misled by the way the recall was sent out to the homeowners. For the record, JT initiated recall as a homeowner, the recall did not come from the Board. Also reference of Florida Statue 720.303(1) is inaccurate and should be 718.301.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors is scheduled for **September 20, 2022 at 6:00 P.M.**, via Zoom.

ADJOURNMENT. Linda Lofink made a motion to adjourn. John Shedlock seconded the motion. There being no further business, the meeting was adjourned at 6:38 p.m.

Respectfully request that this note to the Board be placed into the permanent record.

Last year this Board received some rather questionable legal advice to stop paying the recreational facilities usage fee to Majestic. This strategy was intended to provide a bargaining tool to encourage Majestic to increase the standards of the recreational facilities and negotiate a use agreement. Rather than encourage dialogue, dialogue came to a screeching halt because attorneys were now involved in the process. After a number of months this association did reach out to Majestic requesting arbitration and was met with silence.

At the 2022 annual meeting of the members the association members did not even cast enough ballots to warrant counting the votes required to change Section 4 Recreational Facilities in the KG Declaration of Condominium. At this point, it was clear that a majority of members were not unhappy with the recreational facilities for which they were paying. Regardless of the direction this Board wanted to move in concerning the recreational facilities, it was a breach of Board fiduciary responsibility to not use association funds for the intended purpose for which the funds were collected: payment to Majestic for recreational facilities use. Instead, it became a personal crusade against Majestic.

After several more months of silence from Majestic management and continued non-payment, in June this Board decided to reach out to Majestic and appointed one member to make contact and possibly open the lines of communication. The first meeting between the Majestic representative and the KG representative was held June 21. Within days this Board had a proposed amount for back payment of the usage fee that was thousands of dollars less than the actual currently due. Exactly four weeks later on July 19 this Board had a preliminary proposed use agreement to provide a starting point for negotiations, therefore, moving forward.

There is no denying that in the last 4-6 weeks there have been tense conversations. We have diverse views. So what? We can agree to disagree on some subjects with a majority rule. Why is that concept so difficult? One person should not be making the rules, deciding what is good or right, or determining who should come or go. The diversity shows our individual passion for the owners we represent. We should not be here for our own agendas.

Most often, problems within a group can be minimized with the appropriate leadership. My recent continuing education studies to renew a community association manager license included a chapter on improving relationships. It is virtually impossible to build solid relationships without understanding the concept that the manager serves at the pleasure of the Board. As a volunteer Board we need to be confident that the actions of the manager are at the direction of the Board.

By the way, it is never an acceptable course of action to attempt to restrict the First Amendment rights of anyone.

In answer to the request posed by the president at the July 28 Board meeting ... no.

Respectfully,
Melissa Dortch
August 16, 2022