

MINUTES OF THE BOARD OF DIRECTORS MEETING
KINGS GREENS AT MAJESTIC CONDOMINIUM ASSOCIATION, INC.
AUGUST 24, 2021

In accordance with the Bylaws of the Association, a Board of Directors meeting was called to take place on August 24, 2021 at the offices of Landex Resorts located at 1100 Homestead RD N., Ste D, Lehigh Acres, Florida 33936 via Zoom (video/phone conference). Board Members were Norman Beaulieu, Phil Dent, Melissa Dortch, Linda Lofink and Anna Placenti. Robyn Rocco, CAM attended in the Open Session on behalf of Landex Resorts International, Inc., and Ruth Anglickis attended to take Minutes for the Board.

Open Session: Mrs. Rocco gave an update on several issues with regard to sidewalk, edging, lanai bids, additional landscaping bids, water leak, and stated that additional items would be discussed at an Executive Meeting of the Board prior to adjournment. There were no owner comments.

The Agenda was followed:

1. The meeting was called to order by Director Dent at 1:00PM.
2. Management presented an Affidavit of Notice that the Agenda was sent to each Board Member and posted on the property bulletin board on August 19, 2021.
3. Roll Call established (5) of (5) Board of Directors were present.
4. Director Lofink moved to approve the Board Minutes of June 15, 2021, seconded by Director Placenti. Unanimously approved. Motion carried. Director Lofink moved to approve the Board of Directors Minutes of June 29, 2021, seconded by Director Dortch. Unanimously approved. Motion carried.
5. The Board reviewed the following.
 - a. Cash on Hand and in Reserves.
 - b. Transfer of monies due Reserves.
 - c. Accounts Receivable, Collections, Owner Delinquency.
 - d. Accounts Payable.
 - e. 2nd quarter Financial from Hughes and Snell.Director Dortch moved to accept the reports, seconded by Director Dent. Unanimously approved. Motion carried.
6. Under Old Business, Management and Association Legal Services will continue to review items that will be discussed in the Executive Meeting.
7. Under New Business, the following was discussed:
 - a. Violations -reviewed with report given by Management.

- b. Sales/Leases - no report
 - c. Fining Procedure – Incident Report – not discussed.
 - d. The Board unanimously accepted the resignation of Landex Resorts International, Inc. with their last day being September 21, 2021 on a motion by Director Lofink and seconded by Director Dortch.
 - e. Robyn Rocco noted that not all records had been turned over to Landex by previous CAM, but that all formal records in the hands of Landex will be turned over on/or before September 21,2021. The Board will decide if they want to keep banking with Truist, use Hughes and Snell to do Financials. The Board will have to order checks from Truist as Landex pays on-line.
8. The Board will plan to discuss forming a Budget Committee for 2022, and form other committees at the 2022 Annual Meeting which they'd like to hold the third or fourth week of January. Director Placenti will check on having the meeting at Majestic (Double Eagle).

The Board will discuss forming other committees such as: Landscaping Committee, ARB Committee, Sales/Leasing Committee, Fining Committee, Special Events Committee, Newsletter and Communications Committee and will target these at a later date with volunteers at the Annual Meeting.

Management will send the Board information on having a Reserve Study

The Board will contact landscaping vendor to mow the 4 acre lot ASAP.

9. The Board went into executive session with the attorney to discuss possible litigation matters at 1:40 PM and returned to the public portion of the meeting at 3:13 PM.

The date for the next Board meeting and/or Owner meeting to be determined based on additional information from Association Legal Services.

10. Director Dortch Moved to adjourn the Board meeting at 3:22 PM, seconded by Director Lofink. Unanimously approved. Motion carried.

Respectfully submitted by:

KINGS GREENS AT MAJESTIC CONDOMINIUM ASSOCIATION, INC.

By: Landex Resorts International, Inc.

By: Robyn A. Rocco, CAM,

By: Ruth A. Anglickis, COO, minutes