

KINGS GREENS AT MAJESTIC CONDOMINIUM ASSOC. INC.

354 Homestead Rd. Lehigh Acres, FL 33936
September 29, 2020 – 11:00 am – Majestic Clubhouse

Board of Directors Meeting Minutes

- The meeting was called to order by Vice-President Carl Magno at 10:00 AM. This meeting was held virtually via Zoom in addition to in person. A Quorum was established and agenda approved. President - Jere Carrick joined meeting in person at 11:05 am.

Present: Jere Carrick, President; Carl Magno, Vice President;; Linda Lofink, Treasurer; and Normand Beaulieu. Absent: Anna Placenti, Secretary. Diane Zigrossi (CAM) was also present and Will take minutes in the absence of Ms. Placenti. Three residents were also present.

- Approval of the agenda as presented; Motion to amend the agenda as presented and add “The MGC Recreation Use Agreement” under “New Business” now, and place it under “Old Business” on future agendas until such time it is resolved. Motion by Linda Lofink; Second by Normand Beaulieu. Motion passed.
- Motion by Linda Lofink; Second by Carl Magno to approve the minutes of 7/29/2020 and those of 8/13/2020. Motion passed.
- Approval of treasurer’s report – None at this time.

Action Items:

- 1) None at this time

Old Business:

- 1) Update provided on the ongoing fire remediation of the property located at 20068 Lake Vista Cir N.
Anticipate completion by the end of October. (Discussion only)
- 2) Financial Discussion regarding our new accounting firm “Spires and Associates”. Work continues as they reestablish all of our balances and owner information in their system.
- 3) Internal Audit was discussed. In the future we will refer to it as “Accounts Receivable Audit”.

New Business:

- 1) Building Maintenance Inspection was discussed. Inspection next due mid-October. Additional maintenance issues were discussed such as: Entryway painting that has been completed; pending estimates on several downspouts that have been reported as leaking at corners; power washing will be re-addressed once out of rainy season and possibly obtaining alternative sealant measures that may serve as a deterrent for mold regrowth; and 4 lanai’s that require significant maintenance at a cost of \$16,000 per side (upper & lower).
- 2) Insurance renewal discussion. Broker is in the process of obtaining bids for the upcoming year. CAM reminded board of the outstanding unresolved issue pertaining to 20012 Petrucka Cir N. #2 (dishwasher flooded the upper and lower levels which created stress on the beams. Structural engineers report obtained for our insurance company.
- 3) Board Calendar was adopted; October meeting will remain as October 20th at 4:30 PM. For the months to follow, we will be exploring with homeowners if a change in time to on or after 6:00 pm would allow for additional attendance by owners. Posting of such will be in the Mail house.
- 4) “MGC Recreation Use Agreement” was discussed and will remain as an open item on the agenda until resolved.

Motion to adjourn by Carl Magno; second by Normand Beaulieu: 11:55 am

Submitted: Diane H. Zigrossi, CAM for Anna Placenti, Secretary