

KINGS GREENS AT MAJESTIC
2021 ANNUAL MEMBER MEETING
APRIL, 29, 2021 AT 7:00 PM

The meeting was called to order by President, Phil Dent at 7:00 p.m. The meeting was held virtually via Zoom. A quorum was established.

Board Members Present: Phil Dent, President; Normand Beaulieu, Vice President, Anna Placenti, Secretary; Linda Lofink, Treasurer; and Melissa Dortch.

Others Present: Diane Zigrossi, CAM and Eight Owners.

Proof of Notice: Notarized "Proof of Notice" stating that mailing and/or hand delivery took place and is on file with (DZBC, LLC) Diane Zigrossi, CAM.

2020 Annual Member Meeting Minutes: Read by Anna Placenti. Carolina Leal made a motion to accept the minutes as presented; Second by Cheryl Karcher, Motion passed unanimously.

Appointed Amendment Counters: Mark and Cheryl Karcher

Proposed Insurance Amendment: 49 Votes in the affirmative were needed to pass the proposed Amendment requiring Homeowners/Renters to have Insurance Coverage. Tabulation produced 52 votes in favor. Amendment Passed.

Proposed Quorum Amendment: Amending the quorum requirement from 51% to 33.33%, reason being we have a difficult time getting enough owners to participate for quorum to hold member meetings. 64 Votes in the affirmative were needed to pass proposed Amendment. Tabulation produced 50 Votes, Amendment Failed.

Community Report: Phil Dent stated that there were 10 Sales Contracts, 7 had closed and 3 were Pending. Average Price was \$139,000. Sales in April were from \$145,000 to \$162,000. There are a total of 28 Unit Rentals. Power Washing of driveways and sidewalks has begun. 6 Lanais need repair with a cost of \$15,000 per Unit, we are still waiting on quotes from Vendors. Diane Zigrossi, CAM will be resigning effective 4/30/2021.

Financial Report:

Balances as of 12/30/2020

\$ 40,684.64 - CAB Operating account
\$ 57.01 - CAB Fire Account (to be closed)
\$ 4,696.04 - Achieva Operating Account (to be closed)
\$128,357.64 - CAB Reserve
\$ 1.64 - Achieva Roof Reserve Account (to be closed)
\$173,796.97 - TOTAL

\$ 40,017.02 - Roof Reserves
\$ 90,929.74 - Paint Reserves
\$130,946.76 - TOTAL

New Board Members Announced: Phil Dent, President and Melissa Dortsch

Aug. 2020 to Aug. 2021 – Officers are as follows:

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

The Spires Group will no longer be handling our financials, Landex Association Management, will be taking over the accounting and community management, effective May 1, 2021. They will be sending letters to owners informing them of the change. Diane Zigrossi will be working with Landex during the transition period and will continue working on the Partial Termination.

Discussion on the Partial Termination - Diane Zigrossi sent out the partial termination joinder for homeowners to sign and have notarized. Once the first ballot comes back, the clock starts for 90 days to get all in for, hopefully, a positive vote.

User Agreement Discussion – Melissa Dortch asked about the Pool, still no word from Dave Deetscreek on getting us an official use agreement. The one we have had since day one was never executed.

Linda Lofink made a motion to adjourn the meeting. Second by Melissa Dortch. Motion passed.

Anna Placenti
Secretary