

MINUTES

KINGS GREENS AT MAJESTIC, A CONDOMINIUM

Meeting of the Board of Directors
April 19, 2022
at Hoday's Bar & Grill
350 Homestead Rd, S
Lehigh Acres, FL 33936

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 April 13, 2022 by Phil Dent. Linda Lofink made a motion to approve the agenda. Melissa Dortch seconded the motion. Motion passed unanimously.

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

READING AND DISPOSAL OF UNAPPROVED MINUTES. Melissa Dortch made a motion to approve the minutes of the March 15, 2022 Board of Directors meeting. John Taylor seconded the motion. Motion passed unanimously.

TREASURER'S REPORT John Taylor reported the Financial Report through March 31, 2022. Truist Operating Account \$67,768.79, Achieva Reserves \$1.00 Truist Reserve Acct. \$264,373.17, Accounts Receivable \$16,110.95, and Other Current Assets \$12,072.76. Total Assets/Liabilities & Equity \$360,326.67.

UNFINISHED BUSINESS. *Vacant Lot Appraisal.* Melissa Dortch would like to see dialog w/CCPOAI. Linda Lofink made a motion to accept the proposal of \$2,500.00 from Calusa Appraisal, LLC to perform an "as is – best use" appraisal. John Taylor seconded the motion. Four (4) in favor one (1) opposed, motion passes.

Engineer Findings, Petrucka Cir. The engineers sent the report however we are waiting for the drawings. Once drawings are received we will forward to BluSky for repairs.

NEW BUSINESS. *Discussion: Attorneys.* The hourly charge from the current attorneys is great however some adjustments need to be made to some of the charges. If some details can be worked out it would be financially better to stay with the current firm. If we can't work out what we feel is some excessive charges we can always make a move to another firm.

Discussion: CP assessment paid by KG. The Board discussed the option of paying the master association fees from Kings Greens and not the individual owners. The annual assessment would be included in the Kings Greens budget therefore avoiding the billing confusion to the owners on the CCPOAI and Kings Greens assessments.

Discussion: Rental percentage. The Board would like to consider trying to pass an amendment at the 2023 Annual Meeting to address the percentage of rentals allowed in Kings Greens. Further discussion was tabled for a later date.

Any new business which may properly come before the Board. Kings Greens has not yet paid the Rec Facilities on advice of the attorney. Majestic Golf Course denied the request for mediation. Ask the attorney to reach out to Mr. Deetscreek at Majestic or to their attorney, Christopher Shields to negotiate. We need to come to some kind of settlement.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors is scheduled for **May 17, 2022 at 6:00 P.M.**, location to be determined

ADJOURNMENT. Melissa Dortch made a motion to adjourn. John Shedlock seconded the motion. There being no further business, the meeting was adjourned at 6:54 p.m.