

MINUTES

KINGS GREENS AT MAJESTIC, A CONDOMINIUM

Meeting of the Board of Directors
August 1, 2022
VIA ZOOM
Meeting ID 826 0736 2190

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 July 26, 2022 by Phil Dent. John Taylor made a motion to approve the agenda. Linda Lofink seconded the motion. Motion passed unanimously. Melissa Dortch requested the addition of Other Business to the agenda.

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

READING AND DISPOSAL OF UNAPPROVED MINUTES. Linda Lofink made a motion to approve the minutes of the July 19, 2022 Board of Directors meeting. Melissa Dortch seconded the motion. Motion passed unanimously.

Phil Dent reported a letter from Estate Landscaping requesting a 5% cost-of-living increase per their contract.

Phil Dent read a letter to the Board of Directors from Phil Dent requesting Melissa Dortch resign from the Board of Directors due to her conflict with David Deetscreek.

Linda Lofink made a motion to ratify the approval of the \$4500 retainer for Association Legal Services. John Taylor seconded the ratification. Linda Lofink, John Taylor, John Shedlock & Phil Dent voted yes. Melissa Dortch abstained. Ratification passed.

TREASURER'S REPORT Nothing new to report.

UNFINISHED BUSINESS. *DryerVent Cleaning.* Company was out onsite to clean out the exterior vents. They will be back in August to take care of the interior vents.

New proposed Use Agreement. The attorney approved sending the agreement to majestic. Linda Lofink made a motion to approve the new agreement and send to Majestic. John Taylor seconded the motion. John Taylor, Linda Lofink, and Phil Dent voted yes. John Shedlock and Melissa Dortch voted no. Motion passed.

Withholding of Majestic payments. Melissa Dortch made a motion to accept the receipt David Deetscreek signed and allow them to cash the check. Linda Lofink seconded the motion. Discussion was had. Melissa Dortch, John Shedlock and Linda Lofink voted yes. John Taylor & Phil Dent voted no. Motion passed. Phil Dent will take the hold off the check.

NEW BUSINESS. *ARC Request.* 19984 Lake Vista Circle N #4 has requested to install a mini a/c unit in the garage beside existing a/c units. The Board discussed the request. Linda Lofink made a motion to approve the request but no drilling through the wall, it can only go over the wall. John Taylor seconded the motion. John Taylor, Phil Dent, Linda Lofink and John Shedlock approved the motion. Melissa Dortch voted no.

Other Business. Melissa Dortch requested the Board of Directors remove Phil as President and Replace with John Shedlock. John Shedlock seconded the motion. Discussion was had. Melissa Dortch & John Shedlock voted yes. Motion failed.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors is scheduled for **August 16, 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 6:52 p.m.

See attached document page 3.

July 28, 2022

Dear Board Members,

I recently learned that a unit owner has more facts and details about the discussions and negotiations involving Majestic, than I the president of this board. This unit owner knows about the letter to Mr. Deetscreek/Majestic, the check, the dollar amount, who signed it, that it was overnighted back and forth, the stop order, and who knows what else. We have board members talking to unit owners about details that other board members aren't even aware of.

We have board members conspiring with each other behind the backs of others. Because of the actions of some, there is now an issue of trust between the members of this board. A board is a "team" of individuals working together toward a common goal. Trust is paramount for the high standards of performance that the unit owners expect. Without it, the team, the performance, and accomplishment all suffer.

Melissa, you had no problem withholding funds from Majestic for a whole year, but ever since your email of June 16th, you have circumvented the board and singlehandedly tried everything you can think of, to put Majestic's interests above those of the Association, and ignoring your fiduciary duties in the process.

You chose to take it upon yourself to decide monetarily, how much money would be paid to Majestic. You chose to write the agreement for Mr. Deetscreek/Majestic, you demanded a check be given to you for Mr. Deetscreek/Majestic, and you chose to deliver that check to Mr. Deetscreek/Majestic, all without the board's knowledge or approval.

You had no authority to do any of the things that you have done. Your responsibility as a liaison was simply to get Mr. Deetscreek/Majestic to submit to you, a proposal that could be brought before this board for discussion.

You freely admit that you have a bond and a friendship with Mr. Deetscreek, that you trust him implicitly, and that he employed you for years. When our deliberations in this matter don't appear to take the direction you had envisioned, you become frustrated and emotional, proving that you are too conflicted to objectively carry out your fiduciary responsibilities to the unit owners of the Association.

As such, I am asking you to resign from this board for the good of the Association, and all of the unit owners, effective immediately. Two other board members should think about their actions and whether they should be resigning as well.

Phil Dent, President
Kings Greens at Majestic