

## MINUTES

### KINGS GREENS AT MAJESTIC, A CONDOMINIUM

Meeting of the Board of Directors  
July 19, 2022  
VIA ZOOM  
Meeting ID 873 9903 0316

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**DETERMINATION OF QUORUM.** Board members present were Phillip Dent, Melissa Dortch, Linda Lofink, and John Taylor. John Shedlock was absent. 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 17, 2022 by Phil Dent. John Taylor made a motion to approve the agenda. Linda Lofink seconded the motion. Motion passed unanimously.

**WELCOME GUESTS.** Phil Dent welcomed three members to the meeting.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** Linda Lofink made a motion to approve the minutes of the July 7, 2022 Board of Directors meeting. John Taylor seconded the motion. Motion passed unanimously.

**TREASURER'S REPORT** Nothing new to report.

**UNFINISHED BUSINESS.** *DryerVent Cleaning.* Management requested proposals from Lint Out and Lint Doctor. Lint Out provided the Association with three (3) proposal options. \$4,128 inside access cleaning, \$2,400 In season rate outside access cleaning and \$2,064 summer rate outside access cleaning. The Board of Directors discussed the options and what was discussed with vendor. Linda Lofink made a motion to accept the proposal for \$2,064. John Taylor seconded the motion. Motion passed unanimously.

*Discussion: Withholding of Majestic payments.* Phil Dent sent Board members updated receipt/letter to Majestic for payment. Phil Dent asked the members if they had any adjustments to the receipt/letter. No adjustments were suggested. John Taylor made a motion to accept the receipt/letter Phil created. Linda Lofink seconded the motion. Motion passed unanimously.

**NEW BUSINESS.** *Discussion: Proposed new Use Agreement.* Linda Lofink made a motion to accept the New Use Agreement with the changes made today to send to legal counsel for review. John Taylor seconded the motion. Members discussed the changes made to the use agreement. Members made a few minor changes to the agreement. Association will need to amend the declaration regarding the fitness equipment. Motion passed unanimously.

**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 Taylor seconded the motion. There being no further business, the meeting was adjourned at 7:01 p.m.

