

## MINUTES

### KINGS GREENS AT MAJESTIC, A CONDOMINIUM

Meeting of the Board of Directors  
July 7, 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, 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 6:02 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 5, 2022 by Phil Dent. Linda Lofink made a motion to approve the agenda. John Shedlock seconded the motion. Motion passed unanimously.

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

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** John Shedlock made a motion to approve the minutes of the April 19, 2022 Board of Directors meeting. Melissa Dortch seconded the motion. Motion passed unanimously. Linda Lofink mentioned the May 17, 2022 meeting was cancelled.

**TREASURER'S REPORT** John Taylor reported the Financial Report through June 30, 2022. Truist Operating Account \$68,139.51, Achieva Reserves \$1.00 Truist Reserve Acct. \$223,724.58, Accounts Receivable \$13,449.60, and Other Current Assets \$16,006.76. Total Assets/Liabilities & Equity \$321,321.45.

**UNFINISHED BUSINESS.** *DryerVent Cleaning & Pressure Washing.* John Taylor requested the Dryer Vent cleaning be done soon. The Board agreed to look into this getting done within the next few months. John Taylor also requested the pressure washing be accomplished soon as well. The members discussed doing as many units as we can with residents' home and then do another set once residents are back. There is approximately \$2400 ear marked for the Dryer Vent cleaning. Board of Directors instructed management to obtain proposals to get the dryer vents cleaning.

**NEW BUSINESS.** *Discussion: Withholding of Majestic payments.* Melissa Dortch made a motion to approve the check of \$17,500, the negotiated amount which brings Kings Greens current through June 30, 2022, to be paid to Majestic with stipulations to be signed by Majestic Golf Club. John Shedlock seconded the motion. The Board of Directors and members attending the meeting discussed the payment to Majestic. Linda Lofink suggested having the stipulation also include Majestic Golf Club will not close pool while we are in negotiations with new use agreement starting 7/1/2022. Two of the five Board members were not in favor of paying Majestic, but agreed contingent upon the Board pursuing our own facilities. Motion passed unanimously.

*Discussion: Proposed new Use Agreement.* John Taylor wants to see the items Iris Padron, esq. suggested after reviewing the drafted use agreement. The Association also needs to get a financial breakdown of what Majestic Golf Club will be covering for the fees they are charging Kings Greens. John Taylor suggested the Board start working on the new agreement prior to the next meeting.

**DETERMINATION OF NEXT MEETING.** The next meeting of the Board of Directors is scheduled for **July 19, 2022 at 6:00 P.M.**, via Zoom.

**ADJOURNMENT.** Melissa Dortch made a motion to adjourn. John Shedlock seconded the motion. There being no further business, the meeting was adjourned at 6:58 p.m.