

MINUTES

KINGS GREENS AT MAJESTIC, A CONDOMINIUM

Meeting of the Board of Directors
March 15, 2022
Virtual via Zoom Call
Meeting ID 820 0280 5795
Lehigh Acres, FL 33936

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. Attorney Iris Padron was in attendance from the law firm of Association Legal Services.

CALL TO ORDER. Phillip Dent called the meeting to order at 6:01 p.m. via Zoom meeting.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice for this meeting was posted at designated area on March 11, 2022 by Phil Dent. Linda Lofink made a motion to approve the agenda. John Taylor seconded the motion. Motion passed unanimously.

WELCOME GUESTS. Phil Dent welcomed Clair Atkins to the meeting.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Linda Lofink made a motion to approve the minutes of the February 24, 2022 Board of Directors meeting. John Taylor seconded the motion. Motion passed unanimously.

TREASURER'S REPORT Allison Cefalu reported the Financial Report through February 28, 2022. Truist Operating Account \$49,962.42, Achieva Reserves \$1.00 Truist Reserve Acct. \$264,370.92, Accounts Receivable \$21,868.95, and Prepaids \$4,469.72. Total Assets/Liabilities & Equity \$352,210.05.

UNFINISHED BUSINESS. *Water damage Petrucka Circle Update.* Association Florida Engineer out to do inspection of the trusses. He documented and looked under the sub floor. He is going to submit engineer report. He has requested drawings and Phil has requested drawings from developer. He determined the damage has been there all along and that it was not caused by water damage. After last meeting the Board discussed via email using Florida Engineer to conduct the engineer report after realizing Rimkus proposal did not include drawings.

Lanai Repairs. Danny Angels submitted updated proposals to repairs to the lanais. He has spoken with the residents of the units he will be repairing first to let them know he will be working on them soon.

NEW BUSINESS. *Vacant Lot Appraisal.* Melissa Dortch would like to see dialog started with Cypress Pines to get their input. If the association sells the vacant land the Association will need 75% owner approval. Legal representation is researching the Master Associations involvement required prior to beginning a dialog with Master Association.

Irrigation Filters. Estate Landscaping submitted a proposal of \$6,558.52 to install filters on the irrigation. If approved this will decrease the irrigation repairs cost in the future. The Board of Directors discussed

possible future well problems. Linda Lofink made a motion to accept the proposal to install filters. Melissa Dortch seconded the motion. Motion passed unanimously.

Special Assessment from 2017. The State of Florida was under a state of emergency at the time the Special Assessment was assessed. We have a few owners that have not yet paid the special assessment. The attorney will be sending these owners letters requesting payment in full.

Any new business which may properly come before the Board. None at this time.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors is scheduled for **April 19, 2022 at 6:00 P.M., Via Zoom, 350 Homestead Rd. S. Lehigh Acres, FL 33936**

ADJOURNMENT. Melissa Dortch made a motion to adjourn. Linda Lofink seconded the motion. There being no further business, the meeting was adjourned at 6:51 p.m.