

MINUTES

KINGS GREENS AT MAJESTIC, A CONDOMINIUM

Meeting of the Board of Directors
November 21, 2023
350 Homestead Rd. S, Upstairs Clubhouse

DETERMINATION OF QUORUM. Board members present were Phillip Dent, Melissa Dortch, John Shedlock and John Taylor.

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 November 7, 2023 by Phil Dent and mailed to all owners. John Shedlock made a motion to approve the agenda. John Taylor seconded the motion. Motion passed unanimously.

WELCOME GUESTS. Phil Dent welcomed 27 visitors to the meeting.

OWNER COMMENTS. Phil Dent opened the floor to the owners for any comments. Phil Dent gave appreciation to the volunteers that decorated the community for Veterans' Day. They did a wonderful job.

A few owners expressed their concerns with the WildCat facilities. The Board of Directors were asked if they have polled the owners to get their input. John Taylor recommended sending a consensus out to the owners to vote on the facilities and whether the owners want this to be an owner or Association expense. And if the majority determine they do not want the facilities to be an Association expense, the Board will adjust the 2024 budget.

READING AND DISPOSAL OF UNAPPROVED MINUTES. John Shedlock made a motion to approve the minutes of the October 17, 2023 Board of Directors meeting. John Taylor seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. *2024 Proposed Budget Adoption.* Prior to the meeting the owners were mailed by USPS the drafted proposed budget at \$1000 per unit per month. After discussion with the owners in attendance the Board adjusted the budget. Melissa Dortch made a motion to adopt the 2024 proposed budget at \$918 per unit per quarter. John Shedlock seconded the motion. Roll Call: John Taylor yes, Melissa Dortch yes, John Shedlock yes, Phil Dent no. Motion carried with 3 yes votes and 1 no vote. John Taylor reiterated if the survey results determine the owners do not want the facilities to be an Association expense, they will revisit the budget.

Melissa Dortch made a motion to pay WildCat for the 3rd and 4th quarter. John Taylor seconded the motion.

Phil Dent made a motion to pay half for loss of use credit for the 3rd quarter. And reminded the other members that the Association usually pays the vendors at the end of the period. Debbie Harkins acknowledge the Association has paid at the end of the quarter in the past.

John Shedlock made a motion to pay the 3rd quarter in full and credit the loss of use on the 4th quarter billing. John Taylor seconded the motion. Roll Call: John Taylor yes, Melissa Dortch yes, John Shedlock yes, Phil Dent no. Motion carried with 3 yes votes and 1 no.

NEW BUSINESS. *Adoption of Board Resolution for Electronic Voting.* Becker Law Firm, the Association's legal representation, offers electronic voting to their customers. The Board of Directors received the firm's information for electronic voting. John Taylor made a motion to start with the one-time vote and if it is successful upgrade to the annual fee. John Shedlock seconded the motion. Motion passed unanimously.

John Shedlock made a motion to remove Phil Dent from office of President. Melissa Dortch seconded the motion.

Melissa Dortch nominated John Shedlock as President. John Taylor seconded the nomination. Roll Call: John Taylor yes, Melissa Dortch yes, John Shedlock yes, Phil Dent no. Carried with 3 yes and 1 no.

Melissa Dortch nominated John Taylor as Vice President. John Shedlock seconded the nomination. Carried unanimously.

John Taylor nominated Melissa Dortch as Secretary/Treasurer. John Shedlock seconded the nomination. Roll Call: John Taylor yes, Melissa Dortch yes, John Shedlock yes, Phil Dent no. Carried with 3 yes and 1 no.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors is TBD.

ADJOURNMENT. John Shedlock made a motion to adjourn. John Taylor seconded the motion. There being no further business, the meeting was adjourned at 7:04 p.m.