

MINUTES

KINGS GREENS AT MAJESTIC, A CONDOMINIUM

Meeting of the Board of Directors
November 22, 2022
VIA ZOOM
Meeting ID 881 1051 8343
350 Homestead Rd S.
Lehigh Acres, FL 33936

DETERMINATION OF QUORUM. Board members present were Phillip Dent, 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 November 8, 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 40 visitors to the meeting in person or via zoom.

SPEAKERS. The following owners spoke to the Board members and residents at the meeting.

Randy Lively – Presented Board of Directors with a proposed use agreement he drafted.

Brad Kemp – Deed/Parcel concerns with Lee County Property Appraiser

Dan Frey – Frustrations with pool closure.

Melissa Dortch – Frustrations with pool facilities.

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

UNFINISHED BUSINESS. *Discussion: Majestic Use Agreement.* The Board of Directors are in negotiations with Majestic regarding the Use Agreement. Discussion was had with the members in attendance and the Board members.

NEW BUSINESS. *Budget Adoption 2023.* Linda Lofink made a motion to approve the 2023 proposed budget as presented. John Taylor seconded the motion. Motion passed unanimously.

Update & Restatement of Condo Documents by ALS. Phil Dent discussed restating the Association documents.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors is scheduled for **December 20, 2022 at 6:00 P.M.**, Location TBD.

ADJOURNMENT. Linda Lofink made a motion to adjourn. John Taylor seconded the motion. There being no further business, the meeting was adjourned at 7:08 p.m.