

MINUTES

**KINGS GREENS AT MAJESTIC, A CONDOMINIUM**

Meeting of the Board of Directors  
October 7, 2022  
VIA ZOOM  
Meeting ID 881 1051 8343

**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 6:00 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 October 4, 2022 by Phil Dent. Linda Lofink made a motion to approve the agenda. John Taylor seconded the motion. Motion passed unanimously. 20012 Petrucka Circle Repairs added to the agenda.

**WELCOME GUESTS.** Phil Dent welcomed 2 visitors to the meeting.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** Linda Lofink made a motion to approve the minutes of the August 30, 2022 Board of Directors meeting. John Shedlock seconded the motion. Motion passed unanimously.

**TREASURER'S REPORT** John Taylor reported the Financial Report through August 31, 2022. Truist Operating Account \$80,650.20, Truist Reserve Acct. \$208,928.34, Accounts Receivable \$14,575.60, and Other Current Assets \$16,006.76. Total Assets/Liabilities & Equity \$338,706.12.

Melissa Dortch read a statement to the Board of Directors. Melissa Dortch resigned from the Board of Directors effective immediately. Phil Dent accepted the resignation.

**UNFINISHED BUSINESS.** *Discussion: Majestic Use Agreement.* The Board of Directors began negotiations with Majestic regarding the Use Agreement. Discussion was had with the members in attendance and the Board members. Linda Lofink made a motion to propose \$15,000 for use agreement fee. John Taylor seconded the motion. Motion passed unanimously.

*Interior Damages to 20012 Petrucka Circle #2 Update.* The Association has received the Engineer report. Management has contacted the following companies to obtain proposals for the work needed to repair the flooring and trusses. BluSky Restoration, Allstar Restoration Services, Turn Key Home Services, Big League Builders, Belfor Property Restoration, Paul Davis Restoration and Pro C & G Restoration.

**NEW BUSINESS.** *Ratify Email vote to approve Estate trimming and reduction.* John Taylor, John Shedlock & Phil Dent approved the trimming proposal for \$2,282.53. Linda Lofink made a motion to accept. John Shedlock seconded the motion. Motion passed unanimously.

Update & Restatement of Condo Documents by ALS. Association Legal Services (ALS) is working on updating the Association Documents. ALS has sent the Board of Directors some comments to help guide the Board with any changes and/or updates. ALS has requested the Board of Directors review the Documents and compile a list of specific changes they would like to see. Phil Dent and Management will work with ALS to complete a Drafted Restatement of the Documents.

Certify Homeowners Written Recall. The Board of Directors were served a Corrected Recall Notice of Board member on October 4, 2022 (51 Recalls and 1 retain). In accordance with Florida Statute 718.112(2)(j) and Florida Administrative Code Rule 61B-23.0028, the Board is required to notice and hold a duly noticed meeting of the Board to determine whether to certify the recall by written agreement. Recall was not necessary as the member in question resigned from the Board of Directors effective immediately. Phil Dent will post notice that the Community has an open Board seat.

**DETERMINATION OF NEXT MEETING.** The next meeting of the Board of Directors is scheduled for **October 18, 2022 at 6:00 P.M.**, via Zoom.

**ADJOURNMENT.** Linda Lofink made a motion to adjourn. John Shedlock seconded the motion. There being no further business, the meeting was adjourned at 6:44 p.m.

October 7, 2022

For the permanent record of Kings Greens at Majestic Condominium Association, Inc

I have done nothing to shame or dishonor my God.

I have not violated my fiduciary responsibility to the owners of this association.

What has happened is the exposure of the animus and vitriolic attacks perpetrated on another individual. There has been nothing but a total lack of the basic fundamental principles of honor and respect carried out on the owners of our community.

Pathetic. Oxford defines the adjective as "miserably inadequate; of very low standard". In less than four months this is what our association has been reduced to. And why? Apparently, two people are not capable of just moving on. We are pathetic because the process the owners have gone through is over a moot point. The situation is resolved. This has been some perceived version of fiduciary responsibility, or lack thereof. However, that would require some actual proof of wrong doing, not a one sided interpretation of what transpired. This has been a personal vendetta against me because I dared to get things done so this association could move forward. Instead we have two whiny, school yard bullies trying to tell others how and what to think without opposition. The irony of the situation is they used the perceived wrong doing on my part (getting the check for a valid vendor payment that was never deposited with the ok from me) to justify the wrong doing on their part (putting the unauthorized stop payment on the check). Regardless of how events may be embellished, nothing changes the fact that this Board approved the \$17,500 payment to Majestic. This Board did not approve the stop payment. Period.

I just wanted to take a few minutes to say that Phil Dent and John Taylor have not honored their places on this Board. They have not respected our community. King's Greens is not a better place to live because of their personal mission. We have been reduced to a woefully pathetic association.

And shame on you, Allison, for being a party to all of this nonsense. At a time when you should be trying to keep this Board cohesive you have helped divide us.

Regarding Association Legal, I would recommend a full audit of the account. Phil sent an email a number of months ago stating that Association Legal told him that KG had paid for some document rewrite. He said he could not find where the payment was made, but he was willing to take advantage of what Association Legal had said. If that is true, that would make this association guilty of grand theft perpetrated on a legal firm. One might say **that** is fiduciary irresponsibility.

The truth will always shine through the darkness.

I'm quite sure I do not want to play in a classroom with bullies.

Effective immediately, I resign as a director of this Board.

Respectfully submitted.

Melissa Dortch