

**KINGS GREENS AT MAJESTIC CONDOMINIUM ASSOCIATION, INC.**  
530 Construction Lane, Lehigh Acres, FL 33936

**Meeting of the Board of Directors**

WHEN: September 24, 2024 @ 6:00 pm.

WHERE: 210 Homestead Blvd Rd S, Lehigh Acres, FL 33936 (Moose Lodge)

**AGENDA**

- Call to Order/Quorum
- Approval of Agenda
- Visitors Comments
- Approval of Minutes August 20, 2024
- Reports: Treasurer, Manager

**Unfinished Business:**

- Vacant Land Sales Listing Agreement
- Pressure Washing

**New Business:**

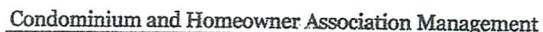
- Adopt Special Assessment Project #1 for Irrigation, Wells, Reclaimed Water, Engineer
- Adopt Special Assessment Project #2 for Irrigation, Wells, Reclaimed Water, Engineer

**Next Meeting:**

TBD

**Adjournment:**

Posted: September 3 2024 @ 6:00 PM



  
Allison Cefalu, CAM  
For Kings Greens Condominium.

## MINUTES

### KINGS GREENS AT MAJESTIC, A CONDOMINIUM

Meeting of the Board of Directors  
August 20, 2024  
Zoom 852 0111 1427

**DETERMINATION OF QUORUM.** Board members present were Renee Beniak, Phillip Dent, Melissa Dortch, John Shedlock and Tim Zigrossi. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

**CALL TO ORDER.** John Shedlock 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 the designated area on August 12, 2024 by Phil Dent. Renee Beniak made a motion to approve the agenda. Tim Zigrossi seconded the motion. Motion passed unanimously.

**WELCOME GUESTS.** John Shedlock welcomed 3 visitors to the meeting.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** Renee Beniak made a motion to approve the minutes of the April 16, 2024 Board of Directors meeting. Phil Dent seconded the motion. Motion passed unanimously.

**TREASURER'S REPORT.** Renee Beniak reported the Financial Report through July 31, 2024. Truist Operating Account \$85,722.42, Truist Reserve Acct. \$347,069.54, Accounts Receivable \$12,021.00, and Other Current Assets \$27,749.70. Total Assets/Liabilities & Equity \$472,562.66.

**UNFINISHED BUSINESS.** *Irrigation, Wells, Reclaimed Water, Engineer.* After all proposals and information was gathered for the project the total for the new wells, pumps and hook ups \$44,567.70. Once the permits are approved Kenny Baker will get with the Association to get it scheduled. A one-time Special Assessment of \$466 per unit and will be due within 90 days of adoption. September 24, 2024 at 6pm location TBD.

*Vacant Parcel/Land.* Tim Zigrossi reported the individuals he spoke with earlier that were interested in purchasing the land are no longer interested. Melissa Dortch made a motion to list the property with Charlie Bonacolta. Tim Zigrossi recommended obtaining an updated proposal from Charlie Bonacolta. Renee Beniak seconded the motion. Management will send this to the Board for approval.

*Document Updates/Rewrite.* Rewrite of the Documents will be done at the Annual Members Meeting in 2025. The new Florida Statute has made Board member educational requirements as of July 1, 2024.

**NEW BUSINESS.** *Old Satellite Dishes.* John Shedlock stated we need to tag those that are no longer working. Once the old ones are tagged Tim Zigrossi and John Shedlock have volunteered to remove the old dishes.



Driveway Cleaning. John Shedlock suggested purchasing a pressure washer and John Shedlock will volunteer to pressure wash each driveway. John Shedlock stated the Association can purchase a good pressure cleaner for approximately \$2000 and credit the specific owners for the use of their water. The Association received a proposal from Professional Pressure washing for a total of \$8400 for the 24 driveways. John Shedlock will provide the Board of Directors with the pressure washer proposal for approval at a later date.

Landscaping Tree Maintenance. Tefft Tree Trimming gave a proposal to remove the 27 trees against the buildings for \$100 each and \$250 to remove the Bismark.

Tim Zigrossi reported several nails coming out of gutters and cracks forming under the windows on Lake Vista side. Tim Zigrossi will get a list of the problem areas.

Melissa Dortch requested the Association send an email to all owners with the Agenda/Notice for any upcoming meetings. Management will send an email out to all residents with the Agenda/Notice for any upcoming meetings in the future. The notice will still be posted at the designated area.

**DETERMINATION OF NEXT MEETING.** The next meeting of the Board of Directors will be a Special Assessment meeting scheduled for **September 24, 2024 location to be determined.**

**ADJOURNMENT.** Phil Dent made a motion to adjourn. Renee Beniak seconded the motion. There being no further business, the meeting was adjourned at 7:18 p.m.

*Minutes typed by Management Professionals, Inc and have not yet been approved by the Board of Directors.*