

## MINUTES

### KINGS GREENS AT MAJESTIC, A CONDOMINIUM

Meeting of the Board of Directors  
September 24, 2024  
210 Homestead Road S, Lehigh Acres, FL

**DETERMINATION OF QUORUM.** Board members present were Renee Beniak (by zoom), 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 September 3, 2024 by Phil Dent. Melissa Dortch made a motion to approve the agenda. Phil Dent seconded the motion. Motion passed unanimously.

**WELCOME GUESTS.** John Shedlock welcomed 20 visitors to the meeting.

**VISITOR COMMENTS.** The floor was opened to owners present and questions and concerns were addressed.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** Phil Dent made a motion to approve the minutes of the August 20, 2024 Board of Directors meeting. Melissa Dortch seconded the motion. Motion passed unanimously.

**TREASURER'S REPORT.** Allison Cefalu reported the Financial Report through August 31, 2024. Truist Operating Account \$85,571.38, Truist Reserve Acct. \$347,071.21, Accounts Receivable \$12,097.95, and Other Current Assets \$27,749.70. Total Assets/Liabilities & Equity \$471,490.24.

**UNFINISHED BUSINESS.** *Vacant Parcel/Land.* The Board of Directors were presented with two separate sales listing agreement proposals from Realty World and Caldwell Banker. After discussion was had John Shedlock made a motion to list the land with Realty World provided the listing price be raised to \$550,000. Melissa Dortch seconded the motion. Motion carried.

*Pressure Washing.* John Shedlock volunteered the labor of pressure washing the driveways throughout the Kings Greens and requested the Association purchase a pressure washer and cleaning equipment. After discussion was had Renee Beniak made a motion to have the Association purchase the equipment and any volunteers must sign a liability waiver before use. Melissa Dortch seconded the motion. Motion carried.

**NEW BUSINESS.** *Adopt Special Assessment Project #1 Irrigation System.* Phil Dent made a motion to approve a one-time Special Assessment of \$233 per unit and will be due within 60 days of this meeting (December 1, 2024). Tim Zigrossi seconded the motion. Motion carried. Invoices will be sent out to owners for possible reimbursement from their insurance provider.

*Adopt Special Assessment Project #2 Irrigation System.* Phil Dent made a motion to approve a one-time Special Assessment of \$233 per unit and will be due within 60 days of this meeting (December 1, 2024). Tim Zigrossi seconded the motion. Motion carried. Invoices will be sent out to owners for possible reimbursement from their insurance provider.

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

**ADJOURNMENT.** John Shedlock made a motion to adjourn. Tim Zigrossi seconded the motion. There being no further business, the meeting was adjourned at 7:07 p.m.

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



Condominium and Homeowner Association Management

530 Construction Lane, Lehigh Acres, Florida 33936  
Phone (239) 368-6741 • Fax (239) 368-1498 • Fort Myers Office (239) 481-4845

October 1, 2024

Dear Kings Greens Unit Owners,

The Board held a Meeting on September 24, 2024 and levied two (2) Special Assessments of \$233.00 each per condominium unit to obtain funding for two (2) irrigation wells, pumps, permitting and connection. The two (2) Special Assessments will be due on or before December 1, 2024.

PROJECT WELL #1, LAKE VISTA CIR: SPECIAL ASSESSMENT BREAKDOWN

Total Wells, Pumps, Permitting	\$ 22,368.00
EACH UNIT ( <i>\$22,368. divided by 96 units</i> )	\$ 233.00

PROJECT WELL #2, PETRUCKA CIR SPECIAL ASSESSMENT BREAKDOWN

Total Wells, Pumps, Permitting	\$ 22,368.00
EACH UNIT ( <i>\$22,368. divided by 96 units</i> )	\$ 233.00

TOTAL PER UNIT	\$ 466.00
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We have enclosed the invoice for you to submit to your insurance provider for possible reimbursement.

Those on auto pay will need to send in separate funds to pay for the special assessments.

The payments for the Special Assessments should be made payable to Kings Greens Condominium and mailed to our office at P.O. Box 1058, Lehigh Acres, FL 33970.

If you have any concerns or questions, please do not hesitate to call us.

Sincerely yours,

Allison Cefalu, CAM  
For Kings Greens Condominium.