

MINUTES

KINGS GREENS AT MAJESTIC, A CONDOMINIUM

Meeting of the Board of Directors
November 27, 2024
210 Homestead Road S, Lehigh Acres, FL

DETERMINATION OF QUORUM. Board members present were Phillip Dent, Melissa Dortch, John Shedlock and Tim Zigrossi. Renee Beniak was absent. 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 mailed to all owners and posted at the designated area on November 4, 2024 by John Shedlock. Phil Dent made a motion to approve the agenda. Tim Zigrossi seconded the motion. Motion carried.

WELCOME GUESTS. John Shedlock welcomed 15 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 September 24, 2024 Board of Directors meeting. Tim Zigrossi seconded the motion. Motion carried.

TREASURER'S REPORT. Allison Cefalu reported the Financial Report through October 31, 2024. Truist Operating Account \$109,688.59, Truist Reserve Acct. \$370,335.96, Accounts Receivable \$55,962.96, and Other Current Assets \$27,749.70. Total Assets/Liabilities & Equity \$563,737.21.

UNFINISHED BUSINESS. *Wells, Irrigation & Pumps Update.* The permits were obtained, and Kenny Baker is scheduled to start the project after the Thanksgiving Holiday.

NEW BUSINESS. *Tree Trimming.* Phil Dent made a motion to accept the proposal from Greg Tefft to trim the palm trees and remove (2) two dead palm trees. John Shedlock seconded the motion. Motion carried.

2025 Budget Adoption. Tim Zigrossi suggested renaming the "Pressure Washing" line item to "Miscellaneous Maintenance". Tim Zigrossi made a motion to accept the 2025 proposed budget with the above-mentioned change. Melissa Dortch seconded the motion. Motion carried.

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

ADJOURNMENT. John Shedlock made a motion to adjourn. Melissa Dortch seconded the motion. There being no further business, the meeting was adjourned at 6:48 p.m.