

KINGS GREENS AT MAJESTIC CONDOMINIUM ASSOC. INC.
354 HOMESTEAD Rd., Lehigh Acres, FL 33935

MEETING MINUTES – 3-18-2021

The meeting was called to order by President Phil Dent at 4:40 pm. The meeting was held via ZOOM in addition to in person at Double Eagle. A Quorum was established.

Present: Phil Dent, President; Linda Lofink, Treasurer; Normand Beaulieu, Vice President
Absent: Anna Placenti, Secretary
Others Present: Diane Zigrossi, CAM and two homeowners.

AGENDA APPROVAL: Phil Dent changes to the agenda, add new business #4 Spires and #5 ROBO calls for partial termination efforts. Linda Lofink made a motion to accept, Normand Beaulieu second, all in favor.

OWNER COMMENTS: none

APPROVAL OF MINUTES: Linda Lofink made motion to accept the minutes of February 18, 2021 board meeting, Normand Beaulieu second, all in favor. Linda Lofink made a motion to accept the minutes of the March 12, 2021 Organizational meeting, Normand Beaulieu second, all in favor.

TREASURER'S REPORT:

\$ 94,217.56 CAB Operating Account
57.03 CAB Fire Insurance Account (to be closed)
4,195.64 Achieva Operating Account
128,399.14 AB Reserve Account
1.64 Achieva Old Reserve account (needs to be closed)

\$ 226,871.01 total cash in banks.

MANAGER'S REPORT: Diane Zigrossi presented an updated building maintenance report.

COMMITTEE REPORTS: None

OLD BUSINESS:

USE AGREEMENT - No word from Majestic representative David Deetscreek. Linda Lofink will follow up with David Deetscreek.

CPPOAI Dues for Phantom Units – Linda Lofink made a motion to pay total \$ 7,425.00 at this time instead of the \$7,260.00 previously approved by the board, Normand Beaulieu second, all in favor. Diane Zigrossi already submitted \$330.00 for payment. She will get the balance of \$7,095.00 paid to CPPOAI.

PENDING DOCUMENT RECOVERY – Diane Zigrossi does not have a list of what has been received. Phil Dent suggested once Anna Placenti is back and we have the vacant seat filled, board members will assist Diane Zigrossi in getting a list together of what we do have. Diane Zigrossi feels that we have received all we will ever receive from Michael Swords.

ANNUAL MEETING ADJOURNED to April 29, 2021, 7:00 pm – Diane Zigrossi advised mailing going out tomorrow March 19, 2021. She has only received one more proxy since the original annual meeting.

STATUS OF FIRE ASSESSMENT/TAXES – 44 Phantom Units. Taxes have been paid in full. If the partial termination goes through, we will receive a refund of \$7,000.00 back.

20012 PETRUCKA CIR #2 – 2017 Water damage Claim – our attorney is still working with our insurance company.

PARTIAL TERMINATION – Linda Lofink made a motion to spend \$100 or less on ROBO Calls in relation to getting homeowners to sign for partial termination; Normand Beaulieu second, all in favor. We have a group of 9 volunteers ready to go knock on doors to help get the votes needed. Diane Zigrossi will provide cover letter from last mailing to Phil Dent so he can review and make any changes. Diane Zigrossi advised Phil Dent that Kings Greens website has phone numbers for homeowners. Diane Zigrossi to look into the online notary service the attorney mentioned. We need 68+ in favor for this to pass. $140 \text{ units} \times 80\% = 112$ less 44 phantom units voting yes = 68 needed.

NEW BUSINESS:

ATTORNEY SEARCH – All agreed we will interview new law firms to see what is out there. We will have current attorney follow the partial termination through to the end

LANDSCAPING CONTRACTS – all agreed to get comparable bids for landscaping. Phil Dent to create a spec sheet for Diane Zigrossi so that all are bidding on the same items.

BOARD VACANCY – we have one candidate to date. We see if any more come in, posting only went up three days ago. Board will vote at the next meeting

SPIRES – discussion of problems with Spires. Phil Dent to talk to Spires himself and address the issues we are facing to come to a resolution. Bill pay process discussed.

ROBO CALLS – discussed under partial termination, see above.

Motion to Adjourn by Normand Beaulieu, Second by Linda Lofink, all in favor. Adjourned at 5:58 pm.

Minutes Taken by Linda Lofink

Next meeting April 15, 2021 at 6:00 p.m.