

KINGS GREENS AT MAJESTIC CONDOMINIUM ASSOC. INC.

354 HOMESTEAD Rd., Lehigh Acres, FL 33935
December 15, 2020 – 4:30 pm – Majestic Clubhouse/Virtually

Board of Directors Meeting Minutes

The meeting was called to order by President Jere Carrick at 4:30 pm. The meeting was held via ZOOM in addition to in person. A Quorum was established and agenda approved.

Present: Jere Carick, President; Carl Magno; Vice President; Linda Lofink, Treasurer; Anna Placenti, Secretary; Normand Beaulieu.

Diane Zigrossi, CAM

- Opening Comments: Jere gave update on Golf Course.
- Motion for Approval of Agenda made by Linda Lofink, Second by Normand Beaulieu, Jere noted the incorrect time of this meeting was posted for 6:30 in the mail house bulletin board. Linda Lofink asked if the meeting would be illegal due to an incorrect time shown on the posting notice. However, as the correct time was also noted in the Zoom portion of the posting, the meeting would proceed and Diane Zigrossi will stay on Zoom in case any owners logged into the meeting at 6:30 pm. Motion passed.
- Motion to approve the minutes of 11/17/20 by Linda Lofink, Second by Normand Beaulieu, Motion passed.
- Treasurer's Report, Operating Account \$53,479.45; Reserve Account \$127,460.98; Total \$180,940.43. Motion to approve Treasurer's report made by Anna Placenti, Second by Carl Magno, Motion passed.

Action Items:

1. Annual meeting date is scheduled for March 9, 2021 at 7 pm; Diane will send the First notice out January 8, 2021. Motion to approve made by Carl Magno; Second by Normand Beaulieu, Motion passed.
2. Tabled - Power washing, we need 2 more bids for Power Washing contractor. Linda will provide Diane with 2 power washing companies to call for quotes.
3. Do we need board approval for smaller repair items or can Jere Carick have authority to approve repairs up to \$500, for discussion at next meeting.
4. Linda made a motion to repair 6 gates listed on maintenance report, at a cost of not more than \$300, Second by Anna Placenti, motion passed.

Old Business:

1. 20068 Lake Vista Cir. N - Fire Update – still waiting for the Fire Dept. to do a final inspection. First check paid - \$50,902.75; Second Check paid - \$44,329.16; check cut for remaining balance of \$33,105.15 which we are still holding till after inspection is complete. Diane to

review details of fire account with Spires. Received less spent should equal balance in separate bank account opened for this purpose.

2. MCG Recreation Use Agreement – Diane to contact attorney to get legal opinion – Where do we go from here. Documents from Tallahassee were inconclusive.
3. Document Recovery - Jere to provide legal documentation of ownership in Cool Breeze. The bag from Michael Swords did not prove to be very useful. Diane and Linda to review Quickbooks file received from Swords to recreate 2018 - 2019.
4. Check Copies (Bank) - Diane now has 2018 and 2019 checks cleared from Kings Greens Acheiva operating account.
5. Dual Signature on checks – keep procedure as is.
6. Assessment Collection – Linda Lofink made a motion to have late charges added to late payments and have Spires send out Notices. Second by Jere Carick, motion passed. Diane to discuss collection efforts Spires will be doing on our behalf and what we have to do ourselves. Still waiting on date for coupons to be mailed from Spires.
7. Fire Assessment on phantom units – Jere to contact fire department again, last date to pay March 13, 2021.

New Business:

1. Maintenance Update – Diane to get quotes to have all maintenance items addressed.

Motion to Adjourn by Linda Lofink, Second by Carl Magno, Motion Passed 6:06 p.m.

Next meeting January 19, 2021 at 4:30 p.m.

By: Anna Placenti, Secretary