

**LANCASTER HOMEOWNERS ASSOCIATION
MEETING MINUTES
JANUARY 23, 2006**

Attendees: Bill Campbell, Don Hulin, Yvonne McCrone
Charles O'Neil (homeowner/member)
Meeting was called to order at 3:00 p.m. by Bill Campbell, President

Notice of meeting posting was shown by Bill Campbell

Meeting of the last meeting were not available to be read as the Secretary, Steve Silpe, was absent.

Bill Campbell presented the financial report and the current status of Lancaster finances.

The only account to overrun last year was the mulch application. It overran by approximately \$400 due to an increase of the amount of mulch used versus the amount estimated. The budget was predicated on 2.5 cu. yds. Per home and it required 3.3 cu. yds. Two homes have been in arrears on their monthly fees, but they have been contacted and payments are being made to rectify the shortage.

New Business: Bill Campbell pointed out that the Board for Lancaster needs to nominate a candidate to serve on the KingsRidge Community Association Board of Directors. Don Hulin nominated Bill Campbell and this passed with a unanimous vote of the Board members present.

A discussion was held concerning the KRCA ARC intention to start enforcement of any covenant violations not enforced by the neighborhoods. Bill Campbell discussed the letter sent to the Simmons regarding their use of planting containers in the mulched bedding areas.

Bill Campbell said the KRCA BOD would be voting on a measure to make the use of golf carts on the roads follow the general "rules of the road". This would include driving on the right side of all roads, regardless of the location of the striped areas for "special vehicles" and no drivers under the age of 16. Enforcement of this policy is difficult, but legal counsel has said that the community needs to issue a policy statement for insurance purposes.

Bill Campbell talked about happening at the club house such as the renovation of the east wing, the law suit with Lennar over the "improper sale of the club" and finally the fact that the Royal Club would be issuing new rules and regulations within the next month.

The meeting was adjourned at 3:50 p.m.

Respectfully submitted:

William Campbell
President

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
FEBRUARY, 2006
NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
MARCH, 2006
NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
APRIL, 2006
NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

Page down for May minutes

**LANCASTER AT KINGSRIDGE
HOMEOWNERS ASSOCIATION**

15 MAY 2006

Board Members present were: Bill Campbell, Don Hulin, Yvonne McCrone, Dale Nestel.

Meeting was called to order by the president, Bill Campbell. Notice of the posting was shown and the meeting was opened to the floor for general comments.

There were no comments at this time from the floor .

Don Hulin made a motion to accept the minutes of the previous meeting as written. The motion was passed by unanimous vote. Bill Campbell reviewed the status of the latest financial report and Don Hulin made a motion to accept the financial report as given.

Since there was only one candidate and no nominations from the floor, the election was certified that Bill Campbell would continue in office for a term of three years.

Bill Campbell discussed the watering of the lawns and all of the problems the irrigation system has been having recently, pumps down, valves broken, etc. However, the system is now reported to be in good shape and the watering cycles should return to normal. The brown spots should heal in a short period of time.

Bill Campbell opened the subject of the annual parties of the Association and asked for volunteers to chair the committee to plan and execute the next party. Pat Ryan volunteered to chair the party.

Next on the agenda was a review of a resolution by the KingsRidge Community Association asking all of the neighborhoods to accept the same resolution regarding the use of golf carts on the streets of KingsRidge. The resolution requires all golf carts to follow the "Rules of the Road" and not drive on sidewalks. It also required all operators of the carts to have a license (Residents exempted). Pedestrians are required to walk on the sidewalks and where no sidewalks exist, they must walk facing traffic. After much discussion the membership voted to accept this resolution .

Bill Campbell then reviewed Amendment #9 to the KingsRidge Community covenants

Stating that at least one resident of every home be at least 55 years of age. Owners of the home could still be under 55, but could only continue to reside

there if another resident of the home was 55 or older.

Bill Campbell mentioned that the law suit concerning the sale of the club house was ongoing and would probably last for many months. Details of the case could not be discussed at this time.

Once more Don Hulin emphasized that any changes made to the exterior of the home must have a properly executed Architectural Change Notice. Blank copies are available at the Sentry offices., or contact Don. Do not start the work without the completed form.

Bill Campbell mentioned the websites, both the Community Association and the Lancaster websites. He also thanked Charles O'Neill for his work on making the web site a good place to get information on what is going on not only in the community, but on the Clermont city council.

With no further comments or questions, the meeting was adjourned at 4:45 p. m.

Respectfully submitted

William Campbell

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
JUNE, 2006
NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
JULY, 2006
NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
AUGUST, 2006
NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
SEPTEMBER, 2006
NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

Page down for October minutes

Lancaster at Kingsridge Neighborhood Association, Inc.
Board of Director's Meeting
Minutes

Date of Meeting: October 3, 2006

Location: Banyon Room, Kings Ridge Clubhouse, 14145 Kings Ridge BLVD,
Clermont, FL

Members present: W. Campbell, D. Hulin, D. Nestel, S. Silpe, Y. McCrone

Quorum Present: 5 of 5 members present

Others present: 10 Lancaster Neighborhood members

Called to Order at 3:31pm

Minutes of previous meeting read

Motion: D. Hulin, Second: D., Nestel. To approve the minutes as read

Approved as submitted - Unanimous

Financial Report

Presented by W. Campbell. Discussion followed on financial report line items and balance sheet.

Motion: D. Nestel, Second: D. Hulin. To approve report as read

Approved as submitted - Unanimous

Committee Reports:

Lawsuit against Lennar - Lennar requested copies of all B.O.D. Meeting minutes

Old Business:

Discussion on the status of improving the gates

New Business:

Motion: S. Silpe, Second: D. Hulin. To approve painted design in the driveway
at 2113 Grafton Avenue requested by K. Rowe

Approved as submitted: YES - 3 votes NO - 2 votes

Motion to adjourn by D. Nestel Seconded by S. Silpe

Approved - Unanimous

Meeting adjourned at 4:40pm

Respectfully submitted,

Steven A. Silpe Secretary Lancaster at Kings Ridge Neighborhood

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
NOVEMBER, 2006
NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
DECEMBER, 2006
NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH