

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
JANUARY, 2007
NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

Page down for February minutes

LANCASTER HOMEOWNERS ASSOCIATION
MEETING MINUTES
February 26, 2007

Attendees: Bill Campbell, Don Hulin, Yvonne McCrone
Tom McCrone, Virginia Scigliano, (homeowners/members)
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.

There were no significant issues with the financials. He also pointed out the \$20,000 CD

As an asset of the community.

New Business:

A discussion was held concerning the newly revised and edited Architectural Guidelines for the Lancaster Community. It was decided that instead of reproducing a copy of the guidelines for each home, they would be put on the Lancaster Web Site. Anyone wanting a hard copy could contact a member of the Board.

Don Hulin Brought up the issue of the support poles on the elm trees in the front yards of each home. It was decided to remove the poles now, instead of waiting for the hurricane season to pass. It was also agreed to include trimming as a part of the next contract for lawn care.

Bill Campbell said he was preparing for the new lawn care contract which will be going out for bids later this year. If anyone has items they wish to include in the new contract, please get them to Bill in the next month or so..

Yvonne McCrone gave a review of the planning for the party on Marc 18th.. She expects to have at least 40 people attending. This is the first party for 2007, with the dance scheduled for later in the year.

Bill Campbell reported he had been trying to obtain information about the "final punch list" given to Lennar for the community. The major item was the cutting back the grass and mulching the areas around the water valves for the irrigation system. Apparently, Lennar is not going to do anything on this item, so other arrangements will have to be made.

The meeting was adjourned at 3:50 p.m The next meeting will be scheduled for March 26th.

Respectfully submitted: William Campbell President

**Lancaster at Kings Ridge Neighborhood Association, Inc.
Board of Director's Annual Meeting
Minutes**

Date: March 26, 2007

Location: Kings Ridge Clubhouse, 14145 Kings Ridge Boulevard, Clermont, FL

Members present: W. Campbell, D. Hulin, Y. McCrone, C. S. Silpe Quorum present: 4 of 5 members.

Others present: none.

Called to order at 7:01pm.

Minutes October 3 Board Meeting read. Vote: unanimous
X - Approved as submitted.

Financial Report Financial Report was given by W. Campbell.

Committee Reports none

Old Business: W. Campbell updated progress of the lawsuit.

New Business: Discussion: Trimming our mandatory trees for a \$10.00 per house.

Motion made by Y. McCrone, seconded by D. Hulin. To trim the mandatory trees but not top them for \$10.00 per house.
Vote: unanimously approved

Motion made by Y. McCrone, seconded by D. Hulin. Each house will be responsible for trimming the mandatory tree as of March 26, 2007 except for the initial trimming. Vote: Yes 2, No 2.

Motion to adjourn by S. Silpe. Seconded by D. Hulin Vote: unanimously approved

Meeting adjourned at 8:26pm

Submitted by: S. Silpe
Secretary
Lancaster Neighborhood Association

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
APRIL, 2007
NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

Page down for May minutes

**Lancaster at Kings Ridge Neighborhood Association, Inc.
Board of Director's Annual Meeting
Minutes**

Date: May 28, 2007

Location: Kings Ridge Clubhouse, 14145 Kings Ridge Boulevard, Clermont, FL

Members present: W. Campbell, D. Hulin, S. Silpe. Quorum present: 3 of 5 members.

Others present: 18 resident members

Called to order at 3:02pm.

Minutes of 2006 Annual Board Meeting read. Vote: unanimous
X - Approved as submitted.

Financial Report Financial Report was given by W. Campbell.

Committee Reports none

Old Business: All vehicles including golf carts must drive on right side of roads. No driver under 16 years allowed to drive in K. R. Community. Residents need no driver's license. Sidewalks are not for golf carts with certain exceptions. Lined areas on Kings Ridge, BLVD, Danbury Mill BLVD and Chapel Hill BLVD are for golf carts not pedestrians. Pedestrians have the right of way over cars and golf carts.

New Business: Tree bubblers are no longer required. Looking for Social director and volunteers for Lancaster. Clubhouse lottery will be held on Wednesday, June 13. W. Campbell updated the progress of the lawsuit.

Election results: Y. McCrone, C. O'Neil and S. Silpe were elected to the board.

Motion to adjourn by S. Silpe. Seconded by D. Hulin Vote: unanimous

Meeting adjourned at 4:23pm.

Submitted by: S. Silpe

Secretary, Lancaster @ Kings Ridge Assn.

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
JUNE, 2007
NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
JULY, 2007
NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

Page down for August minutes

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

Date: August 30, 2007

Location: Kings Ridge Clubhouse, 14145 Kings Ridge Boulevard, Clermont, FL

Members present: W. Campbell, D. Hulin, S. Silpe, Y. McCrone, C. O'Neill
Quorum present: 5 of 5 members.

Others present: 5 resident members

Called to order at 1:03pm.

Minutes of May 28th board meeting read by S. Silpe. Vote: Unanimous
X - Approved as submitted.

Financial Report

Financial Report presented by W. Campbell

Motions

Motion made by Y. McCrone, seconded by C. O'Neill. Not to change a covenant every time someone makes an architectural request that is contrary to an existing covenant.

Vote: approved unanimously.

Motion made by D. Hulin, seconded by C. O'Neill. To pay the liability insurance premium of \$120.23.

Vote: approved unanimously

Motion made by D. Hulin, seconded by Y. McCrone. To pay the D.N.O. insurance premium of \$803.96.

Vote: approved unanimously

Committee Reports none

Old Business

Lawsuit. Judge agreed the schedule the trial in August, 2008.

Lennar is \$50,000 in arrears paying their water bills. This is due to former Security Management representative Michael Ojeda's neglecting to send the bills to Lennar.

1 resident is \$3,000 in arrears and is in bankruptcy. A second resident is also in arrears \$3,000.

The master association will conduct an experiment to replace annual plants with perennial plants at the intersection of Kings Ridge BLVD and Danbury Mill RD. If

successful, all plants on community ways will be replaced resulting in a \$35,000 a year savings.

Volunteers are needed to assist the main gate personnel on Thursday or Friday mornings from 1 to 3 hours. The extra help is needed until the gate personnel adjust to the new security system.

Water fountain in front of the main gatehouse is broken again. The space will be planted at a savings of \$5,000 a year.

Disaster Plan. A committee was created by the master association with one representative from each neighborhood. The representative will drive the neighborhood and notify any resident of something on their property which could become a missle during a hurricane. The representative will also communicate information to the residents. S. Silpe volunteered to be Lancaster representative.

New Business

Lancaster's new Social Director: Marsha Gordon

Motion to adjourn by S. Silpe , seconded by C. O'Neill Vote: Unanimous
Approved as submitted.

Meeting adjourned at 2:43pm.

Respectfully submitted
Steven A. Silpe
Secretary
Lancaster at Kings Ridge Association

**LANCASTER @KINGSRIDGE
HOMEOWNERS ASSOCIATION
24 September 2007
Minutes**

Meeting was called to order by president Bill Campbell at 3:00 p. m. on 24 September 2007. Attending were Bill Campbell, Don Hulin, Yvonne McCrone, and Charles O'Neill and several residents of the community.

Minutes of the last meeting were not available as Secretary Steve Silpe was not present.

Monthly financials were discussed briefly and no one had any questions or objections to the current financial status.

Bill Campbell presented a first cut of the proposed budget, to the Board. It was accepted and preparation will be made to send to the residents for their review. Final vote will be at the meeting in October 2007.

Bill Campbell gave an update on the Board of Governors involvement with the clubhouse budgeting process, as well as the KRCA budget to be finalized in October also.

Don Hulin reported there were no new Architectural Requests submitted, that the Master ARC had refused to rule on the request submitted by the Coopers , concerning the installation of a decorative screen enclosure on their home. Our Board had refused the request the previous month.

Steve Silpe was not available to discuss the KR Disaster Plan, but Bill Campbell explained the highlights and intention of the group formed to deal with any disasters occurring in KingsRidge.

Bill Campbell gave an update on the status of the lawsuit and mentioned there will be a hearing in Tavares on November 28, 2007 to hear two motions for summary judgment, one by Lennar lawyers and one by KRCA lawyers.

Bill Campbell explained the lawn care contract for Lancaster has one more year left, but Helen Bohannon was going to obtain a courtesy bid from another contractor to compare our contract position and for use in the future.

Bill Campbell announced Marsha Gordon Burton has accepted the position as Lancaster Social Chair and is planning a Christmas Holiday outing to be held on Dobson Street in December.

With no further business to discuss, a motion was made by Charles O'Neill and seconded by Don Hulin to adjourn. Meeting closed at 4:15 p.m.

Respectfully Submitted William Campbell

**Lancaster Neighborhood Association
Kings Ridge
Clermont, Florida
29 October, 2007**

The meeting of the Lancaster Home Owners Association was called to order on the 29th of October, 2007 at 3:00 p.m. by president Bill Campbell. In attendance was Bill Campbell, Don Hulin, Charles O'Neill, and Yvonne McCrone, and Helen Bohannon.

Notice of the posting was shown and a quorum of directors was accounted for.

Bill Campbell read the minutes of the last meeting. A motion was made by Don Hulin to accept the minutes as written, seconded by Charles O'Neill and passed unanimously.

The budget for the calendar year was reviewed and passed by the Board unanimously. The fees for 2008 will be \$99.00, an increase of \$1.00 per month. Plans were announced for the resealing of the roads next summer and a change in the repair procedure for the individual sprinklers of the residents. The sprinkler repair will be handled by the lawn care company rather than residents. Information on the changes will be communicated to the residents in November, by a mailing.

Bill Campbell reviewed the notes from the KingsRidge Community Association Board of Directors meeting. Items included were the concept of police presence in KingsRidge, businesses in homes, and underage residents living in the development. Minutes of the KRCA BOD meeting are posted on the Development web site. The Lancaster Board did direct Bill Campbell to vote against having police presence in KingsRidge for the purpose of traffic control if it comes up at the KRCA BOD.

Bill Campbell noted mulch is scheduled for the first week of December 2007. He then gave a short update of the lawsuit for the clubhouse. There will be a court session on November 28, 2007 to hear motions to dismiss by both sides.

A motion was made to have no further Association meeting until January 2008 by Charles O'Neill seconded by Don Hulin and passed unanimously.

There being no further business, the meeting was adjourned at 4:00 p.m.

Respectfully submitted,

William Campbell
President LHOA

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
NOVEMBER, 2007
NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
DECEMBER, 2007
NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH