

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
JANUARY, 2008
NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

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

Date: February 4, 2008

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

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

Others present: 19 association members

Called to order at 9:09am.

Minutes of October 29, 2007 board meeting read by S. Silpe

Vote: unanimously approved

X - Approved as submitted.

Financial Report

Financial Report was unavailable. It will be posted on the website.

Committee Reports

Rhonda Apfelbach, Lake County Elder Affairs, spoke about the committee to help answer questions on elder affairs.

Joyce Soledaro is the Lancaster representative on K.R. Community Association Committee.

Old Business:

Sprinkler repairs will be done by Royal.

W. Campbell spoke on the K. R. Community Association's lawsuit.

New Business:

Next meeting is set for Monday, _____ at _____pm.

Motion to adjourn by C. O'Neil. Seconded by D. Hulin Vote: _____ unanimously approved.

Meeting adjourned at 10:18am.

Respectfully submitted,

Steven Silpe
Secretary, Lancaster @ Kings Ridge Assn.

**LANCASTER AT KINGSRIDGE
HOMEOWNERS ASSOCIATION
3 MARCH 2008**

Attending : Bill Campbell, Don Hulin , Yvonne McCrone and 10 residents

Meeting was called to order at 9:00 a.m. and proof of notice was shown.

Minutes were read and Don Hulin made a motion to accept, seconded by Yvonne McCrone. Motion passed.

Bill Campbell reviewed the financials and reported all was in order. A review by the CPA was completed and submitted to the Board.

Bill Campbell reviewed the sprinkler repair program and reminded resident of the proper phone numbers to call in the event of an emergency.

Bill Campbell reviewed his notes from the KingsRidge Community Association Board of Directors meeting. Items of interest included: Extension of extra guard at front gate, COP program, KingsRidge quarterly newsletter, and the 19 acres update.

The Board agreed to wait on the review of changes to the Architectural Codes until a full Board was present.

Bill Campbell brought the Board up to date on the current status of the law suit and the latest court session.

Marsha Gordon gave a report on the Social committee and talked of the boat trip on March 17th, she also mentioned the upcoming party on April 6th..

Joyce Soltero reported she had sent flowers to the new residents and had sent several cards to residents who had been ill during the month.

With no other busines to be heard the Board agreed on the next meeting April 7th 2008

Don Hulin motioned to adjourn, seconded by Yvonne McCrone, Meeting adjourned at 9:55 a.m.

Respectfully submitted

William Campbell
President

**LANCASTER @KINGSRIDGE
HOMEOWNERS ASSOCIATION**

Minutes of April 07, 2008

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

Members present were W. Campbell, C. O'Neill, D. Hulin, Y. McCrone, S. Silpe.
Quorum present: 5 of 5 members. Others present: 14 residents

Called to order at 9:03am.

Minutes of March 3, 2008 board meeting read by S. Silpe.
Unanimously approved as submitted.

Financial Report presented by W. Campbell.
Unanimously approved as submitted. The reserve account is plus \$1201.00
YTD. Reserve account balance: \$20,000.00 **PLUS**

W. Campbell reviewed the following **NOTES FROM THE KRCA BOARD OF DIRECTORS:**

Sprinklers are being switched over. Call Sentry Management. Their phone number is on the websites .

Revised Gate Pass Procedure. Gate passes are for use by residents. Gate passes are not for use by vendors who must use the main gate. Violations can result in the loss of gate pass privileges and fines of \$10 to \$100 in fines. Call Sentry Management ahead for infrequent visitors. Other visitors may be put on a permanent list.

Golf carts will be registered and have an assigned number to be attached in a conspicuous place on the cart. No children may drive a golf cart in Kings Ridge. Violators will be dealt with **PER THE KRCA CODE ENFORCEMENT RULES.**

No advertising will be allowed on the Kings Ridge Website.

W. Campbell stated that the master association has changed some architectural rules. Neighborhoods may leave rules unchanged or make them more restrictive than the master association's rules.

The following motions were acted on regarding the master association architectural rules changes:

Motion made by C. O'Neill, seconded by D. Hulin. Vote: approved - Yes 4, No 1.
Not to allow appliques **OR GRILL WORK** on front screen doors.

Motion made by D. Hulin, seconded by Y. McCrone. Vote: approved unanimously

To allow a maximum of three appliqués, maximum of 8" by 5" each, in any one screen room.

Motion made by C. O'Neill, seconded by S. Silpe. Vote: approved unanimously
To allow hot tubs under the main roof only.

Motion made by C. O'Neill, seconded by D. Hulin. Vote: approved unanimously
To accept the F.C.C. rules regarding satellite dishes.

Motion made by C. O'Neill, seconded by D. Hulin. Vote: approved unanimously
To allow only white bulbs for outside lights.

W. Campbell stated that in 2 to 3 months Grafton AVE and Dobson ST will be resealed (with a water base or) ~~DELETE~~ oil base sealant.

C. O'Neill discussed the name change of the Kings Ridge website and what information is available on it and also on the Lancaster website.

M. Gordon discussed the success of the April 6th Lancaster Party and is looking for new ideas.

W. Campbell discussed a proposal to combine the sixteen associations into one association.

W. Campbell reviewed the Disaster Committee and Neighborhood Watch and its purpose. F. Dubuss volunteered to be the Lancaster representative on the committee. M. Gordon to be the assistant.

Motion to adjourn by C. O'Neill, seconded by D. Hulin.
Vote: approved unanimously.

Meeting adjourned at 10:50am.

Submitted by:

Steven Silpe, Secretary
Lancaster at Kings Ridge Association

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
MAY, 2008
NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
JUNE, 2008
NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
JULY, 2008
NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
AUGUST, 2008
NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

Page down for September minutes

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

Date: September 8, 2008

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

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

Others present: 5 association members

Called to order: 9:00am

Minutes of August 4 unavailable

Financial report unavailable

Neighborhood Watch: No representatives were available from the Clermont Police or Lake County Sheriffs Departments.

W. Campbell stated the land care contract is going out for bid.

W. Campbell stated that the budget will be reviewed at the October meeting and acted on at the November meeting.

The board voted not to repaint the golf cart stripping on Grafton AVE and Dobson ST.

K.R.C.A. will be closing on the clubhouse next week

Community Board of Governors will be restructured.

On September 12th the community board will appoint a 7 member clubhouse committee.

A committee has been formed to discuss having a 13th Kings Ridge Anniversary Party in February, 2009.

There was a purse snatch in the Publix parking lot. Victim was in a golf cart.

Motion to adjourn by S. Silpe, seconded by C. O'Neill. Vote: unanimously approved.

Meeting adjourned at 10:25am.

Respectfully submitted,

Steven Silpe
Secretary
Lancaster at Kings Ridge Association

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.

November, 2008

NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

Page down for December minutes

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
December 1, 2008

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

Members present were W. Campbell, C. O'Neill, D. Hulin, Y. McCrone,
Members absent, S. Silpe.

Quorum present: 4 of 5 members.

Called to order at 9:00 am.

Minutes of November 2008 board meeting were not read, Steve had a serious eye operation and was unable to prepare the November minutes.

Financial Report presented by W. Campbell.

The financials are in excellent shape and on target for 2008. He pointed out that copies of the report are on the Lancaster web site.

Review of KRCA notes by Mr. Campbell.

The decision to eliminate the third shift from the Gatehouse is on hold. The subject will, again, be discussed at the December BOD meeting.

The KRCA BOD voted to approve the 2009 budget for the newly acquired clubhouse. The fees for each resident are: Club-\$102.50 KRCA \$98.50 and Lancaster \$100.00 for a total of \$301.00

He also announced the BOD approved a contract for three(3) years to set up and take down Christmas decorations at the front gate.

Mr. Campbell mentioned the revisions to the community sprinkler system and the ability to recognize when residents turn on the system for their personal use. This is an illegal activity and letters will be sent warning violators of possible punitive actions if they continue the practice.

Finally, he mentioned that UPS will be delivering packages within Kings Ridge by golf cart from the Publix shopping center. This will reduce traffic and be more efficient.

Appointment of voting members.

Mr. Campbell explained the KRCA will be voting on a new board in January and how the committee of 45 worked to elect those members. At present W. Campbell, D. Hulin and C. O'Neill are the Lancaster representatives on the committee of 45. It was decided the appointment of these representatives remain the same. Mr. Campbell was also nominated to continue as the representative from Lancaster to the KRCA BOD.

Workday Discussion

A workday is scheduled for December 8th to clean and remove grass from around the water meter box's, locate and clean the area around the pressure valves associated with each water meter. This is an important function to perform in order to determine if the pressure valves are in need of replacement and to prevent further corrosion of the valves. Mr. Campbell request all those who can help meet at his house on December 8th at 1pm.

Social Committee Report

Marsh Gordon passed out invitations to the Holiday get together scheduled for December 19th from 5 – 7 pm. The event will be on the eastside of Dobson Street.

Disaster Committee/Neighborhood Watch

Mr. Dubuss reported that all was going well with the committee and at this time nothing significant to report.

Clubhouse Update

Mr. O'Neill report starting in January 2009 the Royal Times will be delivered to each home within Kings Ridge. The format will change to that of a newspaper and not only contain Clubhouse information but also news concerning the Community. The "Around The Ridge" newsletter will be incorporated into the publication.

Sunshine Report

Mr. Campbell stated, in Joyce Soltero's absence, Mel Chinoy will need surgery on his heart again. The surgery is scheduled for sometime in December. We all wish Mel a speedy recovery.

The next scheduled meeting is January 5th 2009.
The meeting adjourned at 10:15.

Submitted by
Charles O'Neill, Director
Lancaster at Kings Ridge Association