

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

Date: January 5, 2009

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: 19 association members

Called to order: 9:05am

Minutes of December 1 were read and unanimously approved.

Financial report was unavailable.

K.R.C.A. Notes - W. Campbell

General accounting practices recommend we capitalize \$1,000. If not, ownership of the clubhouse reverts back to the previous owner. This issue to be voted on at this month B.O.D. meeting.

New rule at the clubhouse says that anyone displaying aggressive behavior will be suspended from clubhouse privileges.

The Maxicom will read illegal use of the sprinkler system as a pipe break resulting in the system shutting down. Punitive action may result against the user. Water pressure has been reduced to 35psi. St. Johns Water Authority said we may sprinkle the lawns only once a week now.

K.R.C.A. General Meeting will be held on January 15th at 9:00am. At the October B.O.D. Meeting it was approved to replace the \$30,000/year guard with a \$6000 phone system. The gate issue will be discussed again due to many members unhappy about the change. Also the Liquor liability

K.R.C.A. B.O.D. Meeting will be held January 21st. A vote may be taken on the gate guard issue.

The B.O.D. will be review the architectural rules.

NEIGHBORHOOD WATCH - F. Dubuss

Resident Data forms have been passed out. 24 have been returned so far. Remember the Vial of Life

SOCIAL - M. Gordon

There was a great turnout for our Christmas Bonfire. The next party will be held on April 11th.

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

Meeting adjourned at 10:26am

Respectfully submitted,
Steven Silpe
Secretary

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

Date: February 9, 2009

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: 13 association members

Called to order: 9:02am

Minutes of January 5th were unavailable.

W. Campbell – KRCA had a year-ending balance of \$194,000, Clubhouse had \$88,000.

Small minority in Kings Ridge are unhappy about the possibility of having no one manning the gate on the late shift.

Present policy: \$300 premium to insure liquor liability

Clermont will start charging \$30/1000 gallons of reclaimed water.

There are 2088 community association members, 2042 clubhouse members and 46 non-clubhouse members. Presently there are about 5 to 6 homeowners in serious default on the fees for about \$40,000. There are 2 neighborhoods that have no one in default. Lancaster is one of them.

C. O'Neill – The parade on February 7th will be from 10:00 to 11:30am followed by entertainment inside and outside the clubhouse.

Next Party: April 11th will be a 50's Sock Hop.

Motion to adjourn: D. Hulin, C. O'Neill. Passed unanimously.

Adjourned at 9:59am.

Respectfully submitted,
Steven Silpe
Secretary

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

Date: March 2, 2009

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

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

Members absent: Y. McCrone

Others present: 6 association members

Called to order: 9:04am

Minutes of February 9th were read and corrections made. Minutes were accepted unanimously.

Financial Report: on website

W. Campbell - All houses will be painted in 2010 or 2011. A time will be determined for an inspection of each house before painting and again after the painting has been completed.

Present policy concerning alcohol in the clubhouse is BYOB is approved in most instances.

KRCA voted against a recommendation by the Neighborhood Watch and the police to lock the gates after 12:00am.

KRCA will use Roberts Rules of Order as a guideline with no Parliamentarian.

C. O'Neill - The clubhouse kitchen has 2 new microwave ovens.

Since the KRCA server has a large capacity, documents will be stored on it. Backup is accomplished on another drive.

The food drive basket will be remaining in the lobby.

Motion made by C. O'Neill, seconded by S. Silpe

- to adopt KRCA Resolution #27 "Parking in Lancaster" as amended to be known as Resolution #1.

Motion passed unanimously

Motion made by C. O'Neill, seconded by S. Silpe

- to adopt KRCA "Sale or Lease of a House" to be known as Resolution #3

Motion passed unanimously

Motion made by D. Hulin, seconded by C. O'Neill

- to adopt KRCA "Assessment Collection Policy" to be known as Resolution #2

Motion passed unanimously

Motion to adjourn made by D. Hulin, seconded by C. O'Neill

Adjourned at 10:28am.

Respectfully submitted,
Steven Silpe, Secretary

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.

April 2009

NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

Page down for May minutes

Lancaster at Kings Ridge Neighborhood Association, Inc.
General Meeting & Election
Minutes

Date: May 25, 2009

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

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

Others present: 23 association members

Called to order: 9:01am

MINUTES of previous meeting unavailable

FINANCIAL: \$85,000 reserves including \$55,000 for painting homes. Report is posted on the Kings Ridge website.

Guest Speaker: Keith from Clermont Security and Sound. He spoke on the system found in Kings Ridge Homes, their various functions. They'll talk to anyone about the present system found in Kings Ridge.

W. Campbell - Report that he won reelection as President: Vote: 32 for, 2 against.
Landscaping has been improved at each neighborhood's entrance. Phase 1 and 2 are completed.
Community Association is in a good position. Planning on new clubhouse air conditioning next year.
Community news may be found on channel 17 or digital channel 703.
It was decided that the Lancaster Association not replace dead grass with sod on members lawns.

C. O'Neill - New A.R.C. changes. Most changes are cosmetic including number and placement of appliques and grill.

NEIGHBORHOOD WATCH: F. DuBuss requested association members turn in their watch forms.
Minutes from last community meeting are on the Kings Ridge website.

SOCIAL: M. Gordon suggested a BBQ this summer. No date set.

SUNSHINE: W. Campbell reported that Mel Chinoy has serious medical situation. He also reported the passing of Roz Silpe's son.

MOTION: Cosmetic changes: - to keep rule 1.5.1 as written
Made by C. O'Neill, seconded by Y. McCrone. Vote: unanimously approved

MOTION: to keep rule 2.2 as written. White bulbs are to be used door light and carriage lights the entire year.
Made by C. O'Neill, seconded by D. Hulin. Vote: unanimously approved

MOTION: - to keep rule 2.16 as written.
made by C. O'Neill, seconded by D. Hulin. Vote: unanimously approved

MOTION: to keep rule 2.1 as written. House numbers
Made by C. O'Neill, seconded by D. Hulin.

MOTION; to keep rule as written. Concrete driveways
Made by C. O'Neill, seconded by Y. McCrone. Vote: unanimously approved

MOTION: to keep rule 4.9 as written. All signage shall be approved by ACC. No political or religious signs permitted.

Made by C. O'Neill, seconded by S. Silpe. Vote: unanimously approved

Motion to adjourn made by S. Silpe, seconded by D. Hulin
Adjourned at 10:59am.

Respectfully submitted,
Steven Silpe, Secretary
Secretary, Lancaster at Kings Ridge Assn.

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.

June, 2009

NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.

July, 2009

NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

Page down for August minutes

Lancaster at Kings Ridge Neighborhood Association, Inc.
Board of Directors' Annual Meeting
Minutes

Date: August 31, 2009

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

Members present: W. Campbell, D. Hulin, S. Silpe, Yvonne McCrone, Charles O'Neill.

Quorum present: 5 of 5 members.

Others present: 9 resident members

Called to order at 9:02am.

MINUTES of previous meeting unavailable. They will be posted on the website.

FINANCIAL: We're in a good financial position. Board voted unanimously to approve the budget.

NEW BUSINESS:

KRCA approved a resolution to install a fence between Kings Ridge and the 19 acres of commercial property on US27.

KRCA disapproved a resolution to install a street light at the intersection of Kings Ridge BLVD and the island in the clubhouse entrance.

The Royal Times will be produced in house which will substantially reduce its cost.

New air conditioners will be installed at the clubhouse. The clubhouse will be closed during installation for safety reasons.

Congresswoman Ginny Waite-Brown will speak at a Town Hall Meeting in November.

SOCIAL: M. Gordon is planning a party on a Friday in October. We need help with its setup.

SUNSHINE: J. Soltero cards sent to several members.

DISASTER PLAN: F. Dubuss suggested not accepting the Wellington Disaster Plan until the next meeting so association members may become more familiar with it.

MOTION: to file a lien on the property at lot #50 which is in the arrears.

Made by C. O'Neill, seconded by D. Hulin. Vote: approved unanimously.

MOTION: to hire a lawyer to file a lien on the property at lot #50.

Made by C. O'Neill, seconded by D. Hulin. Vote: approved unanimously.

MOTION: to leave the excess contingency fund as is.

Made by S. Silpe, seconded by C. O'Neill. Vote: approved unanimously

MOTION: to allow use of special screening for appearance only. Owner shall remove this type of screening should it be substantially damaged. The property owner will not hold the association liable for any damage.

Made by Y. McCrone, seconded by C. O'Neill. Vote: approved unanimously

MOTION: to adjourn.

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

Meeting adjourned at 10:48am.

Respectfully submitted,
Steven Silpe, Secretary
Secretary, Lancaster at Kings Ridge Assn.

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
September, 2009
NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
October, 2009
NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
November, 2009
NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.
December, 2009
NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH