

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

Date: January 4, 2010

Location: Kings Ridge Clubhouse, 1900 Kings Ridge BLVD, Clermont, FL

Members present: W. Campbell, S. Silpe, Yvonne McCrone, Charles O'Neill.  
Quorum present: 4 of 5 members.

Others present: 12 resident members

Called to order at 9:03am.

MINUTES of October 5, 2009 meeting were read.

MOTION: to accept the minutes with no corrections.

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

FINANCIAL: The financial report is posted on the website.

SUNSHINE: J. Soltero reported B. Dubuss injured her back in an accident at home.

DISASTER PLAN: A. Matthews has volunteered to lead the Neighborhood Watch.

NEW BUSINESS:

W. Campbell discussed:

All houses are scheduled to be painted this year. A volunteer is needed to inspect all houses before painting and after to assure good quality.

R. Lecton has sold his house and moved to Ohio. The new owner John Muro has moved in.

G. Conley has a signed sales agreement and will be moving to Massachusetts in a few weeks. The new owner will move in next month.

M. O'Grady sold their house and moved. The new owners Ron and Theresa Ludack have moved in.

The golf courses were sold to CGM Golf Properties which also owns Legends and Celebration Golf Courses.

Members would like a box (pvc) mounted on the post below the mailbox for all flyers, etc. KRCA approved this action allowing neighborhoods to implement or not.

KRCA Notes from W. Campbell:

In November KRCA received \$5000 from Lennar for monies owned per court order.

A motion was passed that nonmembers may join the Kings Ridge Clubhouse for a maximum of \$5000.

Leland Company was hired to manage KRCA and the clubhouse starting April 1, 2010.

The maximum money the neighborhood can recoup as a result of the lot #50 lien is

\$1200. After the indebtedness reaches that amount, neighborhood resident will pay by (1) an increase in monthly dues or (2) a lump sum assessment once a year.

SOCIAL: Christmas Party was great success.

MOTION: for W. Campbell to represent Lancaster Neighborhood on the KRCA Board of Directors.

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

MOTION: for C. O'Neill to represent Lancaster Neighborhood on the Clubhouse Advisory Committee.

Made by S. Silpe, seconded by Y. McCrone. Vote: approved unanimously.

MOTION: to approve \$500 to spray for cinch bugs.

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

MOTION: to purchase and install a pvc box on the post under the mailbox for all material except mail.

Made by Y. McCrone, seconded by S. Silpe. Vote: approved unanimously

Next board meeting is scheduled for Monday, February 1, 2010.

MOTION: to adjourn.

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

Meeting adjourned at 9:56am.

Respectfully submitted,  
Steven Silpe, Secretary  
Secretary, Lancaster Neighborhood at Kings Ridge Association.

LANCASTER AT KINGS RIDGE NEIGHBORHOOD  
ASSOCIATION, INC.

March, 2010

NO BOARD OF DIRECTORS MEETING  
HELD DURING THIS MONTH

LANCASTER AT KINGS RIDGE NEIGHBORHOOD  
ASSOCIATION, INC.

April, 2010

NO BOARD OF DIRECTORS MEETING  
HELD DURING THIS MONTH

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*Lancaster at Kings Ridge*  
Association Board of Directors Meeting  
May 24, 2010 – 1:00 p.m.  
Legends Clubhouse

**CALL TO ORDER/POSTING OF NOTICE**

President Campbell called the meeting to order at approximately 1:04 p.m. He indicated that adequate notice of the meeting had been provided in accordance with the association bylaws.

**PRESENT:** Board members, Hulin, O'Neill and McCrone.

**ABSENT:** Secretary Silpe

**II. READING AND APPROVAL OF MINUTES**

President Campbell offered a motion to approve the minutes of the meeting of April 5, 2010. The motion was seconded by Treasurer McCrone.

**Ayes:** Hulin, McCrone, O'Neill and Campbell

**Nays:** None

**Absent:** Silpe

**III. FINANCIALS**

Vice President Hulin offered a motion to accept the Financial Report as presented. The motion was seconded by Director O'Neill.

**Ayes:** Hulin, McCrone, O'Neill and Campbell

**Nays:** None

**Absent:** Silpe

**IV. NEW BUSINESS**

President Campbell gave the residents an update on the status of the clubhouse. He reported that our insurance company may be seeking relief from payment of the claim. The Circuit Court Judge will decide whether or not to uphold the insurance company's request to deny our claim, or tell them to go ahead and pay the claim. The KRCA BOD

(Board of Directors) is making plans to enter into litigation against the insurance company if needed. It will be a long haul, he said.

He further indicated the board is in the process of hiring a forensic engineer to determine exactly what caused the roof failure. (17 of the 78 trusses failed.) The Engineer will also advise us what has to be done to restore the ballroom to a habitable state.

If you decide to sue someone, he commented, you have to give the defendant the opportunity to come in and see what you are claiming, he explained

In the meantime, the President reported the AC units have been re-installed in the east wing, and plans are being made to re-open that portion of the building, including the pool, by June 1<sup>st</sup>. Leland Management staff will occupy the offices formerly held by Florida Property Management. Sentry's former office area will be for the maintenance staff and will also be the location of the printing room.

Resident Janet Nestel asked when the insurance policy comes due?

President Campbell replied – the first of the year, and they have already indicated they will renew the policy

He added that the actual work on the ballroom is estimated to take from one to two months. However, it is not known when the repairs can commence because of the possible pending litigation.

#### A. ELECTION OF OFFICERS

The President indicated there are two seats open on the board, and three residents have filed for those positions:

Steve Silpe, Yvonne McCrone, and Bernadette Dubuss

President Campbell reported that the board has received many proxies. In order to make this a fair election, one that will be decided by the residents present here today, it was the decision of the board to divide the proxy votes evenly among the three candidates.

All designated voters were given a ballot to complete and return to board members Hulin and O'Neill, who would tally the votes and announce the results before the conclusion of the meeting.

At the conclusion of the voting, Vice President Hulin announced Yvonne McCrone was re-elected, and Bernadette Dubuss was also elected to serve on the board.

President Campbell congratulated the candidates and they joined the other members of the board.

#### B. REVIEW OF KRCA NOTES

#### C. NEW ARC GUIDELINES

President Campbell reported there are several ARC guidelines being considered for amendment by the KRCA BOD at this week's meeting. We have been asked to review them.

(The material underlined is what is being suggested to be added.)

#### 1. House Color Scheme 2.9

The changes were in:

Paragraph 1: Changing the color scheme is permitted except in Whitehall where the color must remain yellow as originally painted.

Paragraph 4: The new colors and color scheme shall be selected from the approved neighborhood palette and approved by the NARC. Either the Lennar or the Colonial color palettes may be used regardless of who built the house.

Paragraph 5: Paint the front door same color as trim or a different color selected from the approved neighborhood palette and approved by the NARC. In Whitehall the front door must remain green as originally painted at time of construction.

Director O'Neill commented this is more lenient than the current ARCs. He then offered a motion to accept the new guidelines, provided they are approved by the BOD. The motion was seconded by Vice President Hulin.

Ayes: Dubuss, Hulin, McCrone, O'Neill and Campbell

Nays: None

#### 2. Roof Replacement 2.12a

All information would remain the same with the exception of two paragraphs:

Paragraph 3. All construction and material shall be in accordance with the current Florida State Building Code Residential Chapter 9 Roof Assemblies Section R901. The Roofing Code for this area of Florida requires shingles with a minimum wind resistance of 110 mph.

Paragraph 4. Roofing materials (shingles) must match the existing in design and color to the fullest extent possible. Approval of design and color must be obtained from the Neighborhood ARC and the Master ACC.

President Campbell explained the roofs in each of the neighborhoods are different.

Vice President Hulin offered a motion to accept the revisions to the roof replacement section of the guidelines as presented. The motion was seconded by Director O'Neill.

Ayes: Dubuss, Hulin, McCrone, O'Neill and Campbell

Nays: None

### 3. Window Treatments 2.19

Everything remains the same except paragraph 1, which is being supplemented as follows:

#### 1. Interior Coverings

a. By Covenant all exterior windows shall have permanent coverings such as drapery, curtains, or blinds of your choice. No approval required by the ACC.

b. Any other decorative covering including stained glass that is visible from the outside requires filing an Architectural Application and will be approved on a one for one basis by the ARC and the ACC.

Vice President Hulin offered a motion to accept the revisions to window treatment provisions as presented. The motion was seconded by Director O'Neill.

Ayes: Dubuss, Hulin, McCrone, O'Neill and Campbell

Nays: None

### 4. Plant Beds and Annual and Perennial Plants 4.7

Everything remains the same except for the section relating to stones in the bedding areas, which is being proposed for amendment as follows:

6. Landscape stone (river rock, lava rock, or similar decorative material) is permitted in beds but not if the bed abuts the grass lawn or anywhere that cutting and trimming needs to take place. Rocks can turn into missiles and pose a danger to the lawn maintenance people, their equipment and other residents. It is recommended that weed barrier be used under stone or rock beds.

Vice President Hulin offered a motion to approve the proposed changes. The motion was seconded by Director O'Neill.

Ayes: Dubuss, Hulin, McCrone, O'Neill and Campbell

Nays: None

### D. PAINTING OF HOUSES

President Campbell reported to the residents present that the house painting is scheduled to commence shortly. He has received two bids out of the seven proposals sent out. Most of the homeowners have filled out their color request forms. The board has to wait for all bids to be in before awarding a contract, which should be no later than June 15<sup>th</sup>. The successful contractor is scheduled to commence work on or about July 1<sup>st</sup>.

Resident Robert Ruggiano asked why we are scheduling the painting during the hottest months of the year?

President Campbell said it might be difficult to change the timeframe at this point.

Robert Ruggiano added – if it is too late now, then maybe we can change it the next go round.

Director O'Neill commented that we went through the process at this time of the year last time without any problems.

The President said it is now time to come up with a committee to help us get through the process. He has written the guidelines and is preparing to have a training course for those people who will be doing the inspections. There will be three inspections for every house: (1) before they paint; (2) after they paint; (3) after they make the corrections.

We need volunteers to perform these inspections. The contractors suggested assigning three to five houses to each committee member. It will take fifteen to twenty minutes to inspect each house.

President Campbell said he also needs someone to schedule and assign people to make the inspections.

Resident Doug Ballantyne said he would have been happy to help if it were being done in February or March. However, he and Marilyn are snowbirds, and will be heading north shortly.

Resident Joan Gill asked, if we haven't signed the contract yet, can we see about changing the painting to October.

Resident Janet Nestel asked about protecting the windows and fixtures around the house.

President Campbell said the contractor will be responsible for repairing or replacing anything that is damaged. It will be part of the inspection.

A homeowner asked how much it would cost to change the paint color.

President Campbell replied – one contractor wanted \$150, and the other \$350. It depends on who the low bidder is. We will have another meeting when we get the bids in. There is no easy way to get all of this paper work done. He added that he eliminated the 10-year warranty because he did not feel it was appropriate to go ten years without getting the cracks and windows caulked. There were two different types of paint in the bid specifications. One is the same as we used six years ago. The other is a newer system called Loxon, which is what most of the neighborhoods are currently using. The Sherwin Williams dealer feels this is a far better system.

Robert Ruggiano reiterated his feeling that we should change to February or May.

After further discussion among the residents, the Painting Committee was established as follows;



Robert Ruggiano, Choice Edwards, Yvonne McCrone, Paul Posten, Lynn Hulin, Gary Cooper, John Muro, Mary Rowe, and Frank Dubuss.

President Campbell thanked the volunteers and added he has already put together a notebook and inspection sheets. He will conduct a fifteen-minute class. He cautioned the residents to make sure that, if the homeowner is going to be away, such as the snowbirds, someone is available to give the painters access. They need to be able to leave the doors open for a period of time once they are painted.

#### **E. ARC REPORT**

Vice President Hulin reported we have a few violations in Lancaster with regard to hoses. The regulations say they are to be mounted on the wall.

Treasurer McCrone remarked that hoses left on the ground will be in the way of the people who come to mow the lawn.

#### **F. SOCIAL COMMITTEE REPORT**

President Campbell reported that Lancaster is now “full.” All of the new homeowners, except one, are in place. He welcomed the new homeowners:

Fran Berkely and Larry Rubright, John Muro, and Bonnie Yappell. The Mahony house has been sold to a lady named Beatriz Wardlow.

He was pleased to report we have no delinquencies in Lancaster. All homes are current with regard to dues to Lancaster, the Master Association and the Clubhouse.

There was some confusion with the billing when Leland took over the management of the clubhouse, but it has been straightened out.

Resident Curtis Bohannon said he heard a rumor that they are going to forgive arrears.

Director O’Neill said he was probably referring to the \$5000 buy-in. That has not been approved.

President Campbell added KRCA wrote off about \$20,00 in bad debt last year. General Accounting procedures require that you must write off bad debt.

#### **G. SUNSHINE REPORT**

Resident Janet Nestel said she would be happy to set up a Sunshine List.

President Campbell replied that we have a current list on the web site.

Director O’Neill added – it is under the VIP link.

Treasurer McCrone reported the Ladies of Lancaster have a luncheon every First Tuesday of the Month.

Director O'Neill said it is illegal to place flyers in the mail boxes, so we now have small boxes installed under the mail boxes for this purpose. Don Hulin went around and added a knob to the boxes. If the red side of the knob is up, you have mail.

A resident asked about the material being used to cover the lanai.

Vice-President Hulin replied – it is called Florida Glass, and it is permissible.

Director O'Neil said it is up to the homeowner. However, it is not permitted in Pasco County.

President Campbell said he has heard that if it blows off, you may not be covered by your insurance.

#### **H . DISASTER COMMITTEE/NEIGHBORHOOD WATCH**

President Campbell reported that Al Matthews has volunteered to take over the Neighborhood Watch. He has visited every home and reviewed all the forms. He has come up with several statistics regarding our residents, regarding the fact that we have nine snowbirds, three firefighters, and three police officers. Al will obtain new Vial of Life bottles.

Resident Frank Dubuss added that Al Matthews works full time, so he has asked me to be his designated "gopher" to attend the meetings at the clubhouse during the day. Al is also concerned with the fire extinguishers and the need for CPR training. He is doing a great job.

President Campbell said it would be great if everyone knew CPR.

#### **I. NEXT MEETING**

The next meeting of the Lancaster Board of Directors will be Monday, June 7<sup>th</sup>, at 9:00 a.m. at the clubhouse. (Watch the email for the room location.)

#### **V. ADJOURNMENT**

There being no further business to come before the Board, President Campbell declared the meeting adjourned at 2:40 P.M.

Respectfully submitted,

Bernadette M. Dubuss, Secretary

*Lancaster at Kings Ridge*  
Association Board of Directors Meeting  
June 7, 2010  
Kings Ridge Clubhouse

**I. CALL TO ORDER/POSTING OF NOTICE**

President Campbell called the meeting to order at approximately 9:02 a.m. He indicated that adequate notice of the meeting had been provided in accordance with the association bylaws.

**PRESENT:** Board members, Dubuss, Hulin, and McCrone.

**ABSENT:** Director O'Neill

**II. READING AND APPROVAL OF MINUTES**

Vice President Hulin offered a motion to approve the minutes of the meeting of May 24, 2010. The motion was seconded by Treasurer McCrone.

President Campbell asked for a correction on page 1, last paragraph, to indicate the KRCA BOD is making plans to enter into litigation against the insurance company if needed.

Secretary Dubuss said the correction was duly noted and would be made.

**Ayes:** Dubuss, Hulin, McCrone, and Campbell

**Nays:** None

**Absent:** O'Neill

**III. FINANCIALS**

President Campbell informed the board the financial report for the month of May would not be available until the tenth, at which time he will forward copies to the members of the board.

**IV. PAINTING OF THE HOUSES**

President Campbell reported all bids had been received with regard to the painting of the homes in Lancaster. Seven proposals were sent out, and five bids were received. The apparent low bidder is Hower Paint.

The following is a tabulation of the bids received:

<u>Contractor</u>	<u>Unit Price A</u>	<u>Unit Price B</u>	<u>Color Change</u>	<u>Comments</u>
L& Jim Painting	\$1,100.00	\$1,175.00	\$275.00	Trim color change \$80
Tennyson Cont.	\$1,005.00	\$1,035.00	\$350.00	
Best Way Painting	\$1,100.00	\$1,100.00	\$300.00	
Leonard Painting	\$ 900.00	\$1,000.00	\$200.00	
Hower Paint	\$ 900.00	\$ 900.00	\$200.00	

President Campbell reported the apparent low bidder had done the painting in the Hamptons and Aberdeen, and the homeowners are very pleased with the results.

Treasurer McCrone asked a question with regard to the possibility of changing the trim color.

President Campbell said it is possible to change your trim color, but you must stay within the color scheme guidelines.

Residents in the audience also reported they heard positive comments on the work performed by Hower Paint.

Secretary Dubuss offered a motion to accept the low bid from Hower Paint. The motion was seconded by Vice President Hulin.

In response to a question from the audience, President Campbell explained that the residents cannot make formal motions. They can only be made by members of the board.

**Ayes: Dubuss, Hulin, McCrone, and Campbell**

**Nays: None**

Absent: O'Neill

President Campbell added he had made the decision to remove the ten year warranty from the bid specs, because that is too long a period of time to go without patching the concrete and caulking around the windows.

In response to a question as to whom to pay for the paint color changes, President Campbell said payment should be made to the board, and the board will pay the painter.

#### V. MANAGEMENT COMPANIES – LANCASTER

The President reported he had spoken with several companies about providing full service management to us here in Lancaster. While he has not completed negotiations with the three companies he contacted, two of them told him their minimum fee would be \$400.00 per month, which equates to \$8.00 per month per house.

As of April 30<sup>th</sup>, we have \$65,000 in the reserve account. If we hire the management company, we have more than enough money.

A resident asked – how long is the contract you are proposing?

President Campbell responded the only requirement is that we give them at least thirty days notice of cancellation of the contract. He added this would allow us to get the work done without having to bother all the individuals who live in the neighborhood.

Ms. Fran Berkely asked – who would hire the contractors?

The President replied – they will prepare the contracts for our review. Once we approve the form of contract, they will send out and receive bids.

A resident remarked that the contractor could also leave us in the lurch.

President Campbell responded – worst case scenario, we would be right back where we are right now.

The President said he would recommend the hiring of Florida Property Management Co. The individual is David Mahan, the former manager of the clubhouse.

Mr. Stanley Gordon asked if he would have the ability to answer the residents' questions.

President Campbell replied – he would be the resident Manager.

Secretary Dubuss offered a motion that President Campbell be authorized to enter into an agreement with Florida Community Property Management for full service management here in Lancaster. The motion was seconded by Treasurer McCrone.

Ms. Joan McGill why he would be willing to do it for \$3.00 per house?

President Campbell replied – he is giving me a three year contract with a thirty day out.

**Ayes: Dubuss, Hulin, McCrone, and Campbell**

**Nays: None**

Absent: O'Neill

## VI. LAWNS

The President commented that he has been concerned for a long time with the condition of the lawns. In speaking with our current lawn service, they suggested they perform soil sample testing for nutrients and ph levels at no additional cost. Soil samples would also be tested for nematodes and sent to the University of Florida at a fee of \$30.00 per soil sample. Don Hulin prepared a list of all the homes in our neighborhood, detailing the lawn problems associated with each one. We have determined the ten worst homes to be tested for nematodes.

Secretary Dubuss added that she and Frank had taken some of their plants to the Agricultural Center in Tavares and they told them it was nematodes, and there was nothing we could do – our plants would eventually die.

President Campbell further stated – if, in fact, the problem is nematodes, we may have to dig out the dirt and start over.

Mr. Robert Ruggiano asked – if they find out what it is, will they correct it?

The President said he could not say categorically they will fix what is wrong. We will have about \$18,000. If you want to spend it to replace the lawns, we could do that. The contract we currently have in place calls for spraying for chinch bugs or replacement of sod damaged by chinch bugs. It is very limited under the current contract. He added that Janet Nestel had some bushes that were being eaten in the front of her house. The landscaper sprayed, and it stopped.

Mr. Frank Dubuss added that he had a problem with the hedge in the back of the house, and

eventually it had to be replaced. The agricultural agent said it was a fungus that was most likely on the landscaping equipment. He added his point is that he would not want to do anything major and then have them come in and do the same thing again as what he experienced.

President Campbell said they will test the ten worst lawns for nutrition and ph levels. If the landscapers come back and tell us they are deficient, we will expand our search. If there is no deficiency, we will not go any further.

Mr. Robert Ruggiano said he has put in plugs several times, and he is not going to do that too many more times.

Mrs. Janet Nestel replied, I have found when the lawn goes, you are the one who takes care of it.

The President explained the limitations under our current landscaping contract. If it is the decision of the majority to expand the services, we can do that at additional cost.

Vice President Hulin added – he originally had 22 homes on the list of those with lawn problems, but he narrowed the list down to the worst 10.

A resident said you have to have a fact-finding, and you are doing a great job.

Secretary Dubuss offered a motion to authorize the President to have the lawn company do soil sample tests at no cost on what has been determined to be the 10 worst lawns in the neighborhood. The soil will be tested for nutrition and ph levels. If it is determined that we should do further investigation, the President is further authorized to expend association funds, at a cost of \$30.00 per sample, to test for nematodes. The motion was seconded by Vice President Hulin.

**Ayes: Dubuss, Hulin, McCrone, and Campbell**

**Nays: None**

Absent: O'Neill

A resident asked if we could have the lawn company trim the sagos.

President Campbell explained that they would trim the sagos but in the developer, but anything planted by the residents is not covered by the contract.

## VII. CLUBHOUSE UPDATE

The President reported that the insurance company is still contemplating taking us to court to seek relief from having to pay our claim for the failure of the clubhouse roof.

The residents asked how many days they have in which to do that.

President Campbell replied that it may already be on the court docket. They had ninety days to give us a report. He does not know the timeframe for applying to the court for relief, but he is trying to find out. The KRC BOD is trying to address the problems as they come up. We have hired a forensic engineer, and he is doing his work to try and determine what caused the failure, how much it will cost to fix it, and the proposed schedule to get it done. He does not see any hope of having the Christmas Party in the clubhouse.

Secretary Dubuss asked if we are staying with our current Attorney to handle the potential litigation.

The President replied there is a special group handling that matter.

Secretary Dubuss added – when she went on the web site to check the credentials of the Attorney from Harry Carls firm, his credentials were impressive, but she wondered if anyone knew his track records of wins and losses in the courts.

Mr. Roger Hazard asked – when will the painting start?

President Campbell said the contract calls for July 1<sup>st</sup>, but it is under discussion.

Mr. Stanely Gordon asked – will we have advance notice when our home is to be painted?

The President said – yes, and for those of you who are planning to leave, I strongly recommend you make arrangements with somebody to have a key to your house. You are responsible for removing such things as hoses reels, decorative plaques, etc. That is not the contractor's responsibility.

Mrs. Marsha Gordon asked if anyone had the name of someone we could call to make arrangements to do that.

There was no direct response.

#### VIII. MULCH

Vice President Hulin asked if we wanted to use the same color mulch.

President Campbell said we could change the color of the mulch, so long as it is the type that does not cause problems when it is placed close to your home. If you want to change to red, it is OK.

Vice President Hulin added that the nuggets are better than anything. They allow the water to get through in the flower beds.

The President said we currently spend around \$7.00 per month to have the landscapers mulch once a year around the bushes. More than once a year would add \$7.00 per month to your dues. Mulching is currently scheduled for November.

With regard to the painting, Frank Dubuss thought it would be a good idea to remove the hose hardware because you don't know what is behind it.

President Campbell and Vice President Hulin agreed that was a good idea.

Mr. Frank Dubuss informed the residents that, in last Sunday' Sentinel, there is a hurricane survival guide.

With regard to the Social Committee, Marsha Gordon commented, let's party!

Prsident Campbell suggested we take a look at another pool party.

Mrs. Marsha Gordon will speak to the clubhouse about the possibility of a pool party the second week of August.

It was sugested we check August 7<sup>th</sup>.

Mrs. Gordon will check availability.

President Campbell informed the residents there is no longer copy paper available to the residents who want to make copies at the clubhouse. He suggested you bring your own paper or be prepared to pay three cents per sheet.

Ms. Joan Gill informed the residents the Cooper Memorial Library has computer classes starting. However, it is limited to fifteen people, and sign up started June 1<sup>st</sup>.

Since there was no further business to come before the board, Vice President Hulin offered a motion to adjourn the meeting. The motion was seconded by Secretary Dubuss.

**Ayes: Dubuss, Hulin, McCrone, and Campbell**

**Nays: None**

Absent: O'Neill

President Campbell declared the meeting adjourned at 10:10 p.m.

Respectfully submitted,

Bernadette Dubuss  
Secretary

LANCASTER AT KINGS RIDGE NEIGHBORHOOD  
ASSOCIATION, INC.

June, 2010

NO BOARD OF DIRECTORS MEETING  
HELD DURING THIS MONTH

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*Lancaster at Kings Ridge*  
Association Board of Directors Meeting  
August 2, 2010  
Kings Ridge Clubhouse

**I. CALL TO ORDER/POSTING OF NOTICE**

President Campbell called the meeting to order at approximately 9:02 a.m. He indicated that adequate notice of the meeting had been provided in accordance with the association bylaws.

**PRESENT:** Board members, Dubuss, McCrone, and O'Neill.

**ABSENT:** Vice President Hulin

**II. READING AND APPROVAL OF MINUTES**

Director O'Neill offered a motion to approve the minutes of the meeting of June 7, 2010. The motion was seconded by Treasurer McCrone.

**Ayes:** Dubuss, , McCrone, O'Neill and Campbell

**Nays:** None

**Absent:** Hulin

**III. FINANCIALS**

President Campbell indicated that the monthly financial report will be available after the 10<sup>th</sup> of the month and will be posted on the web site. We have about \$25,000 in excess that can be used.

**IV. OLD BUSINESS**

**A. Update on Residents**

**1. Wardlow**

**2. Chinoy** – President Campbell informed the residents that, according to Mickey, she and the children have chosen not to have Mel take treatments, and it is very unlikely t he will come home.

**3. Conley** – The President asked if anyone knew how to get in touch with Gene or Katie Conley, because everyone is anxious to know how they are doing.

**B. Review of KRCA Notes**

President Campbell reported the Board of Directors reviewed some of the duties and responsibilities in place and, after some discussion, decided there was no point in continuing the CMC and the CAC. Both committees have been disbanded. Leland's new Activities Director will be handling those responsibilities. However, they did retain the Entertainment and Activities Committee to work with the Activities Director.

In addition, the President said that Leland is now totally responsible for the Royal Times.

He then asked for some feedback with regard to a proposed fee to reserve the cabana/cabanas. Leland is proposing a \$50.00 fee which would be refundable, provided the renter does an adequate clean-up job. President Campbell did not feel we should penalize 95% of the residents for those few who do not clean up. Send them a bill; if they don't pay, suspend them from the club.

Secretary Dubuss indicated she supported the President's opinion on this matter.

President Campbell then referenced a new law with regard to properties in the community being rented. If the owner or the renter becomes delinquent in their association fee, the association may attach the rent and take the fees. The covenants allow for the association to approve any renter or lessee of the property.

The President said he will put together a rental procedure for approval at our next meeting. We only have one long-term lease in effect right now, and he has been told that is with an option to buy.

With regard to the payment of association dues, some people sent their dues to the wrong place. That is being corrected. In the meantime, there is no reason for anyone to raise their voice or get ugly with the staff. There will be an article in the next newsletter.

The President further reported there was nothing new of any significance with regard to the Clubhouse. The Insurance Company has filed suit in Circuit Court for declaratory judgment to relieve them from responsibility to pay our claim. The good news is that we have filed statements indicating we intend to file suit against them for failing to act in good faith. If we were to win that suit, the insurance company would become responsible for punitive damages. The Engineer's report is done, with the exception of determining the actual cost of the repairs. Several different contractors are preparing cost estimates. Even when the Engineer's report is finalized, it will not be made public. It will go directly to our Attorneys, since it is part of our strategy with regard to our legal defense.

#### C. Paint Update

President Campbell reported the paint contractor has pressure-washed the next five homes this past Friday. It appears they are doing a first rate job. Five inspections are tentatively scheduled to be done in about a week.

#### D. Mulch Update

President Campbell reported we have identified a red mulch that can be used safely.

#### E. Irrigation Issues

The President commented that everyone on the board is upset that the lawns are browning out. He referenced the program being utilized by St. John's with regard to seasonal watering of the lawns.

A resident asked the results of the soil samples taken by the lawncare company.

President Campbell replied the report indicated the only issue is that we are low on manganese. The reports were negative with regard to the presence of nematodes.

The resident then asked – then what is the problem?

The President replied – we don't really know. We did find some webworms. There is a thought process that things may have been buried in the soil by the contractors who built our homes.

A resident commented there is a straight strip that runs down his lawn that is brown.

Director O' Neill added he had the same thing.

#### V. NEW BUSINESS

President Campbell introduced J.R. Hafer the representative of our new property management company. He will be attending our meetings and is available by telephone or email. He said – in the future, if you have any problems, you can call him and he will take care of it.

- A. Termination of Lawncare Contractor – postponed until later in the meeting
- B. Selection of Lawncare Contractor - postponed until later in the meeting
- C. Rental Procedure – reported under the KRCA notes
- D. Homeowners' Insurance

President Campbell informed the residents, as a point of information, there is a rider in some homeowners' association policies that provides reimbursement to the homeowners if an association imposes an added assessment for damages. He suggested the residents check their policies for this provision.

- E. Social Committee Report

Marsha Gordon reported she has the gazebo reserved for this Saturday from 6:00 p.m. to 8:00 p.m.

Director O'Neill added he will send out an email.

- F. Sunshine Report

Joyce Soltero reported she had delivered flowers to the new residents. She further reported there will be a Senior Festival on November 8<sup>th</sup> from 10:00 a.m. to 2:00 p.m. at the Celebration of Life Church. The program will include a fashion show and a large exhibition area. Anyone interested can contact Rhoda Apelback.

#### G. Disaster Committee/Neighborhood Watch

Frank Dubuss indicated there was no July meeting of the committee, and, therefore, he has no report. However, if anyone needs the vial of life containers, please let him know.

Marsha Gordon asked a question about the benches on Danbury Mills.

President Campbell replied they belong to the golf course, and they are supposed to be cleaning them. However, the owners of the golf course don't want to spend the money. The bench is also missing in Whitehall. He will try and get additional information as to the status.

Marsha Gordon then asked – is there any way we can get a kitchen in the clubhouse?

President Campbell replied - that was one of the issues that caused the CMC to be disbanded. The powers that be don't want to hear about it.

Janet Nestel asked – how can they disband our representation.

Marsha Gordon asked if we could get up a petition with regard to the kitchen.

Secretary Dubuss said she felt one of the issues had to do with the insurance – that a full kitchen would change the status of the building and necessitate additional fees for coverage.

President Campbell suggested the residents attend the Board of Directors meetings. You have to make yourselves heard and say what is on your mind.

Secretary Dubuss added – we still have representation from our local association representatives. It is up to the neighborhoods to make sure their representatives on the board are carrying the information to and from the meetings.

#### PRESENTATION BY LAWNCARE BIDDERS

##### 1. U.S. Lawns of Clermont

President Campbell introduced Joe Ramirez of U.S. Lawns of Clermont.

Mr. Ramirez indicated the company has 200 franchises across the U.S. They have been operating in South Lake County for almost five years. They would welcome the opportunity to provide landscape maintenance for Lancaster.

Some of the residents related problems with the current contractor including: shooting grass clippings into the plant beds and covering the mulch, grass clumps being left on the

lawn, brown spots that could be the result of restarting the large mowers on the grass, the need to hand mow some of the banks.

President Campbell asked what type of mulch they were proposing to use, and would there be an additional cost if we wanted to use red mulch?

Mr. Ramirez said the cost would be almost the same, and it stands out for quite a bit longer.

With regard to a question about trimming the palm trees, Mr. Ramirez said there is a point, when the trees reach a certain height, he would recommend contacting a tree care expert.

Mr. Hafer asked the contractor if there was a point when it would be necessary to thatch the lawns.

Mr. Ramirez replied – not with St. Augustine grass. The grass gets about 20% of its fertilizer from the grass you cut and put back into the turf.

Mr. Hafer then asked – what services do you have to subcontract out?

Mr. Ramirez replied – the tree work for the trees that are too tall for him to handle.

Mr. Hafer further asked – who does your irrigation?

Mr. Ramirez responded – he has a guy from the Orlando office. Other than that, it would be him. For their own properties, they use a guy trained by Valley Crest.

Mr. Hafer asked – do you have a problem with 24-hour turn around on issues.

Mr. Ramirez replied – no.

In response to questions from President Campbell, Mr. Ramirez assured him they would be responsible for repairs and replacement of the sprinkler heads under any circumstance.

Some of the residents expressed their discontent with the current contractor with regard to the care and trimming of the plants, and the mowing of the grass on the back lawns. A question was also asked as to whether or not they would replace plants and bushes for a price.

Mr. Ramirez assured the residents he would address all their concerns and had the ability to replace plants and bushes.

President Campbell asked if they bill ahead or behind.

Mr. Ramirez replied that he bills around the 15<sup>th</sup> or the 20<sup>th</sup> of the month.

With regard to a question from a resident about the webworms, Mr. Ramirez said a work order should be issued and they would come out and spray.

President Campbell asked what product they use to treat chinch bugs.

Mr. Ramirez said they have been putting down Aloft and it has been working very well. There may come a point when the bugs will become resistant to the product however.

President Campbell then asked if they spray for dollar plant.

Mr. Ramirez replied it takes a couple of applications. However, there is a new product out that looks very promising. That is included in our spring and fall spraying.

Mr. Hafer asked if the contractor would have a problem making working reports to him.

Mr. Ramirez replied no.

President Campbell thanked the contractor for his presentation.

## 2. Luke Brothers Landscape Services

President Campbell introduced Pete Lucadano and Rafael Rosario from Luke Brothers, Inc.

Mr. Lucadano indicated Rafael manages the operations and is currently handling Whitehall. He thanked the board for giving them the opportunity to address the board and the residents. He commented that the bid specs were very detailed – 100% air-tight and horticulturally correct. He reported they currently are under contract with Whitehall and have a working relationship with J.R. and would be happy to provide the same level of service to Lancaster.

President Campbell cited several areas where he felt the current contractor was providing less than adequate service. We hope you can bring our properties back to what we think they should look like.

Mr. Lucadno commented Whitehall was in the same situation. He felt confident, working with the board, he could accomplish improvements over a period of time.

The President said he knew it couldn't be accomplished in a short period of time, but, over time, we can get back to where we want to be. The bid specs reflect the way we think the property should look, and he asked the contractor if he felt he could live up to our expectations.

Mr. Lucadano replied – that is our job, but, as you said, it won't happen overnight.

The President referenced some of the on-going problems with the lawns turning brown, and the fact that we have been unable to determine the cause. If there is something inherently bad, we need to do something for a price.

Mr. Lucadano replied it is his job to go out and get soil samples and has adequate certified staff to deal with almost any issue that may arise. He referenced the certifications included as part of his proposal.

President Campbell said the only problem that was identified as a result of the recent soil testing was the fact that our manganese is low, but we still have brown lawns.

Mr. Lucadano replied moisture can be an issue. Different types of sod can hold moisture better.

Mr. Hafer commented – you are a full service company; you don't sub-contract anything out/

Mr. Lucadano explained how he first learned about the irrigation issues and the problems related to flow interruption and water management. He added they use slow fertilizer. He further added the challenge with which he was presented to come up with alternative methods of watering, should the system fail. He explained his plan for using 25 gallon trucks, at a very reasonable cost, to spray water.

Director O'Neill asked – how many truckloads would it take?

Mr. Lucadano said he wants to learn more about our property before he makes certain determinations, such as what type of products he needs to use once he determines the moisture levels in the soil. You take a moisture reading. He reiterated they do not use sub-contractors, and all their employees are subject to a criminal background and a citizenship check.

President Campbell asked – do you cover cost of repairs to the irrigation system no matter how the damage occurred?

Mr. Lucadano replied – 95% of his contracts with other boards only provide for monthly inspections. You have taken all of that out of the equation by including all repairs in the contract. Now we have a very efficient system. When he does his inspections, he can do what is needed and move on.

Director O'Neill asked if they would be looking at the heads that are under-performing?

Mr. Lucadano replied – yes. The way the contract is structured, we are responsible for full coverage. Our technician is here to make sure your lawns get the right coverage. He explained the system they devised to make it easy for the residents who see a problem to report it and have documentation as to how and when the problem was addressed. (He handed out a door-hanger that would show the work order number, a summary of the problem, and how and when the issue was addressed.)

President Campbell explained that sometimes the sprinkler breaks are under the eaves and must be addressed almost immediately to prevent damage to the home.

Mr. Hafer explained – you would call the clubhouse like you do now. It is not unusual for him to be called in the middle of the night for emergencies. He has experience with these people (Luke Brothers) , and they are proactive not reactive. I talk with Pete on a regular basis.

President Campbell commented he is reluctant to sign a contract that pre-determines the cost of living. He would prefer to tie it into the national indicators.

Mr. Lucadano said he would have no problem tying it to the CPI average of the previous year.

President Campbell commented that 98% of the people who live here are tied to Social Security. It would be hard for him as President to justify a cost of living to the contractor that is more than these people are getting. However, he has no problem tying it into the CPI.

Treasurer McCrone asked – do you charge extra if we want red mulch?

Mr. Lucadano replied – no. That is your option.

One of the residents asked if they would be willing to come out and trim the palm trees on her property.

Mr. Lucadano replied they could do that; they have their own tree service.

President Campbell added – you would contact J.R. Hafer and tell him what you want done.

Mr. Lucadano commented – when we ask an association to trust us you are investing in us. We want to be your landscape provider for many years to come. We would like to start by improving something on your property. He displayed before and after pictures of the two turn-around areas on Dobson Street. They propose to landscape those at no cost to the association.

Tom McCrone asked how they plan to keep the grass clippings out of the plant areas?

Mr. Lucadano agreed this can be a problem. He explained that most of their mowers are not riding mowers. This gives them better control. Every month they rake the mulch in the plant beds.

Mrs. Janet Nestel asked if his people are alert to disease control.

Mr. Lucadano responded – very much. We know this is Florida; we have our pest control technician on your property every 3-4 weeks. However, if you suspect a problem, contact the office at Kings Ridge and they will come out.

Director O'Neill explained problems he has had in the past with the contractor's trucks and filling the equipment on the lawns.

President Campbell suggested they park at either end of the islands, but cautioned the houses are in the process of being painted, so there may be other trucks on site for a while.

A discussion then ensued as to the days they propose to be on site in light of other things such as garbage pickup.



Further discussion took place regarding the type of fertilizer to be used, cutting height of the grass to prevent browning, and the type of mowers to be used to prevent some of the current problems.

Mr. Lucadano said that most of their mowers are walk arounds, and that the grass should be cut higher in the summer to prevent browning. He also said they would cut a different day than Whitehall so they are in the area more often.

Mr. Hafer said, if they are awarded the contract, they would be in the area the first of the month to make an inspection.

The President then asked for a motion to terminate the present lawncare contractor, Royal Lawns.

Director O'Neill offered a motion to terminate the contract with Royal Lawncare at the end of the month. The motion was seconded by Secretary Dubuss.

Ayes: Dubuss, , McCrone, O'Neill and Campbell

Nays: None

Absent: Hulin

A brief discussion took place regarding the pros and cons of the two bidders who made a presentation.

Director O'Neill said he was very pleased with what he saw and heard when he asked around Whitehall.

President Campbell then asked for a motion to award a new lawncare contract.

Director O'Neill offered a motion to award a contract for Lawncare services to Luke Brothers at an annual cost of \$43,416.00, effective September 1<sup>st</sup>. The motion was seconded by Secretary Dubuss.

Ayes: Dubuss, , McCrone, O'Neill and Campbell

Nays: None

Absent: Hulin

#### H. Next Meeting

Due to the Labor Day holiday falling on the date of our regular monthly meeting, no specific date was set for the September meeting. Webmaster O'Neill will notify the residents when the September date has been established.

#### VI. ADJOURNMENT

**Since there was no further business to come before the board, President Campbell declared the meeting adjourned at 11:25. a.m.**

Respectfully submitted,

Bernadette Dubuss  
Secretary

*Lancaster at Kings Ridge*  
Association Board of Directors Meeting  
September 13, 2010  
Kings Ridge Clubhouse

**I. CALL TO ORDER/POSTING OF NOTICE**

President Campbell called the meeting to order at approximately 9:02 a.m. He indicated that adequate notice of the meeting had been provided in accordance with the association bylaws.

**PRESENT:** Board members, Dubuss, Hulin, McCrone, and O'Neill.

**ALSO PRESENT:** Robin Duncan representing J.R. Hafer

**II. READING AND APPROVAL OF MINUTES**

Director O'Neill offered a motion to approve the minutes of the meeting of August 2, 2010. The motion was seconded by Vice President Hulin.

**Ayes:** Dubuss, , Hulin, McCrone, O'Neill and Campbell

**III. FINANCIALS**

President Campbell referenced the most current financial report, including \$15,366 in equity which may be used at the discretion of the BOD , and \$16,177 in contingency resources.

Secretary Dubuss asked – worst case scenario, if we were to have an added assessment, can the monies be used for that purpose?

President Campbell replied – yes. He further explained the purpose of the contingency and the reserves in general.

**IV. OLD BUSINESS**

**A. Update on Residents**

1. President Campbell reported Mel Chinoy had passed away about a week and a half ago.

2. Thanks to Janet Nestel we now have an address in Foxboro, Mass. for the Conleys.

**B. Review of KRCA Notes**

1. Clubhouse.

President Campbell reported that our insurance claim is still pending the court's decision. Because of the sensitive legal nature of this matter, our Attorney has advised that it would be inappropriate to discuss the details of the case. Information will be released when the matter has been released in public forum.

However, the good news is that a contract has been awarded for the repairs to the ballroom. Assuming everything goes reasonably well, it is anticipated the clubhouse will be fully operational by the middle of January.

## 2. Fees.

President Campbell reported that the dues for the Clubhouse and the Master Association are anticipated to go up next year by a net of \$6.00 bringing the total to \$211.00.

A resident referenced rumors that are going around the community regarding, among other things, fees anticipated to go up over the next couple of years.

President Campbell replied there is so much miscommunication, if you have a question please call me. \$11.00 per month per house has been included in the proposed budget to cover part of the roof repair. The KRCA board also has the ability to borrow money from the Association reserves. It is legal to borrow from yourself, however, that money must be paid back. The terms of the loan on the clubhouse also states that we must keep \$275,000 in escrow to guarantee the payment of the loan.

## 3. Coupons

The President stated at the next meeting there is going to be a motion by the Board of Directors regarding people who do not pay their clubhouse dues. He indicated the clubhouse is under a separate set of Florida statutes. The motion will state that the Club can allow another organization to collect their dues for them, and the clubhouse fees must be paid first. The Board is determined to do everything they can to collect the fees. This would mean that if a resident were to only pay a portion of the combined fees, then the Clubhouse would be paid first and the Community Association would be paid with whatever is left over. If the funds are insufficient to cover the CA fees, then legal action, such as liens, etc., could be taken against the residence.

Consequently, assuming this motion gets passed, next year you will receive only one coupon for the Master Association and the Clubhouse. He indicated that Lancaster fees would not be included in this process of fee collection.

## 4. Rules and Regulation for the Clubhouse

President Campbell reported that the Board had adopted the revised Rules and Regulations for the clubhouse at the last board meeting. However, they are not sure how they will be distributed.

## C. PAINT UPDATE

The President reported the painters should have the homes on Dobson Street finished by the end of the week, and they will then start up Grafton Avenue. He further

reported the final inspections have been made on the first group of homes and the jury is in – they are doing fabulous work. Some things have been noted, however: the coach lights on either side of the garage door are starting to peel; the window frames are starting to show some problems. In the next proposal for the painting of the homes, the painting of the window frames and fascia's will be included. A pint system from Sherwin Williams for their repair is being sought for those do it yourselves, should they want to try to repair the damage.

#### D. MULCH ISSUE

President Campbell informed the residents arrangements have been made with the lawn service to put down mulch this November – Red Cypress. He has been made aware that it is not exactly correct the termites don't like cypress; they don't like Hart-wood Cypress. After careful consideration and conversation with the contractor, it was decided not to put down the mulch behind the bushes in the future, only in the front areas. They will be particularly vigilant with regard to any suspected termite activity.

#### V. NEW BUSINESS

##### A. Budget Review

President Campbell handed out to all present a copy of the proposed Lancaster budget for next year. He will also be delivering a copy to every residence for their review.

He explained the calculation for the reserves. The President then commented we dramatically over-budgeted for the painting of the houses, and explained the formula for calculating the future project six years from now, in order to determine the correct reserves for this activity.

The President commented that this is the first cut on the budget. The matter will be on next month's agenda for final adoption. There is an issue with regard to lawn care that will impact the budget. That is the next item for discussion on today's agenda.

##### B. Lawncare

President Campbell indicated he will be speaking with J.R. Hafer regarding some issues that have been observed with regard to the new lawn service, including the grass clippings. In reviewing the area around the lawn trees, the circumference varies considerably. They will be trimmed to the specified five feet for uniformity.

The bigger issue, which could have an impact on the budget as stated earlier, is the condition of the lawns. We have weeds and bare spots which are considerable on some lots and less on others. We have to make a decision as to what option we want to adopt: (1) do nothing and let the contractor kill the weeds, in which case we will have areas with nothing. It could take 6-9 months for the St. Augustine to grow back. (2) Buy sod. He has a list of every home with the cost estimate for sod, at a total cost of \$19,000.

The contractor will warrant the sod. However, we would have to get additional water if the sod is installed. The problem is that some people are not here all the time to water their sod, and others may not be able to.

There are four lots that account for \$7,000 of the total. President Campbell said he would make a case with the association to have them make some of the repairs on those homes which are contingent to the Master Association property and those where the sprinkler reports do not accurately reflect actual watering in some areas.

President Campbell said this is a major decision, and referenced the possibility of having a special meeting to decide this issue.

A discussion ensued among the residents present regarding the most appropriate course of action.

Larry Rubright said he does not have a problem paying his fair share, but would have a problem paying for someone who doesn't care and lets it go. If the money comes out of your pocket, you are going to take care of it.

Robert Ruggiano said he would pay for his own.

Marsha Gordon said some people don't care.

Bernadette Dubuss said she and Frank spent \$250.00 last year for sod in the back of their property. They did what they were supposed to do as far as watering, and it doesn't look much better.

Steve Silpe asked if the contractor was an agronomist and how long he has been in business.

President Campbell referenced the presentation made by the contractor and the fact that he has, among other resources, an agronomist on staff. There is no need to subcontract for services.

President Campbell added that one of his questions to the contractor was: why put down sod now; why don't we wait until February. His response was: if you get started now, you have a month or month and a half to growing season.

Charlie O'Neill said he felt it was important that we get the weeds under control.

After further discussion on the matter, President Campbell asked if there was a consensus among those present as to what course of action should be taken.

Janet Nestel said it is very difficult for her to move the hose across the back. It isn't that she doesn't want to do it.

Marsha Gordon asked why the residents would have to do the watering of the sod. Doesn't the sprinkler system come on?

President Campbell referenced the report he receives on the sprinkler system. He stated specific cases where the report indicated people were getting water, when he knew for a fact they weren't. He referenced the Carroll's and McIntyre's properties for example. He will try and make a case for those two lots in the amount of \$4000.

The President reminded the residents present that we have to make a decision on this matter because it impacts our budget.

Marsha Gordon stated that, if anyone puts their house up for sale, the potential buyer will make the seller pay for repairs to the lawn.

Conversation then ensued regarding problems with the sprinkler heads. President Campbell said that because of numerous breaks in the system, the heads get clogged with dirt.

Don Hulin said his personal opinion is let it go and take a wait and see approach.

Director O'Neill then offered a motion to table the matter of the sod until the spring of next year. The motion was seconded by Secretary Dubuss.

Ayes: Dubuss, Hulin, McCrone, O'Neill and Campbell

#### C. Rental Procedure

President Campbell handed out a proposed Leasing Policy for Lancaster at Kings Ridge. He said the law, effective July 1, 2010, states the homeowners' association can establish that they want to enforce leases and have final approval. Among other things, it provides that, if the homeowner doesn't pay his association dues, you may have the lessee pay his or her rent money to the board and the board will deduct the outstanding dues.

Director O'Neill made a motion to adopt the Leasing Policy as presented to the board. The motion was seconded by Vice President Hulin.

Ayes: Dubuss, , Hulin, McCrone, O'Neill and Campbell

This document will be published on the website.

#### D. Homeowners' Insurance

President Campbell said his homeowner's insurance said the company would pay up to \$1000 for assessments levied by the association as a result of damages. The insurance company would also allow him to increase the amount at an additional premium of \$4.00 per month up to \$5000.00. That might be another consideration to cover the cost of the sod or the clubhouse repairs.

Charlie O'Neill suggested each homeowner check their policy for this clause and also to see if there is a deductible.

Janet Nestel replied the state told her every homeowner policy is required to have that clause. Her policy covered \$2000.

#### E. Social Committee Report

Marsha Gordon reported there is nothing special planned in the way of social functions. However, we will have our regular Christmas party in December.

#### F. Sunshine Report

Janet Nestel reported that Joyce Soltero would like to retire, and she would be happy to take over the Sunshine Committee. She asked if anyone knew of anyone in our community in need, and stated she had sent a get well card to Grayce Marler.

President Campbell reported that Grayce is currently in rehab and is expected to be home in three days.

Janet added she had taken food to the Chinoys and indicated it came from Lancaster.

Charlie reminded everyone to let him know if they have any information so he can send out an email to everyone.

Steve Silpe asked – how many homeowners don't have computers?

Charlie O'Neill replied – about 8.

#### G. Disaster Committee/Neighborhood Watch

Frank Dubuss reported that he just came from the meeting, and there was no discussion of neighborhood watch. He said Deputy Wolf was there discussing such things as scams, and break-ins. He reiterated: lock your car. The Deputy also stated that Clermont offers home safety checks; call them and they will come out.

In response to a question from Tom McCrone, Frank stated there were no break-ins in the past two months since the last meeting of the committee.

#### H. Architectural Review

President Campbell reported a problem has arisen with regard to glass block. If our board wants to approve an application for installation of glass block, the Kings Ridge Architectural Review Committee will disapprove it. They have approved a few in the past, but they have changed their position.

Larry Rubright, whose application was the subject of the disapproval, said he would like the Architectural Review Board to tell him why it can't be done.

The President replied the KRACC said it was not in keeping with the aesthetics of the house. You can appeal their decision and take it to the Master Board, he said.

Charlie O'Neill said it comes under the provision for window replacements: 2.18 says you can't have it.



Director O'Neill then offered a motion to approve the application for glass block on the back side of the lanai. The motion was seconded by Vice President Hulin.

Ayes: Dubuss, Hulin, McCrone, O'Neill and Campbell

#### **I. Bingo**

President Campbell reported that, due to the unavailability of our ballroom, the bingo games were moved to Heritage HILLS. A lot of people found another game in Kissimmee, and the word is they won't be back in January. The bingo committee wants to open the bingo games to outsiders. That would also include residents who are non-members of the clubhouse. That is a violation of the clubhouse rules and regulations and will be brought to the Board of Directors.

#### **J. Next Meeting**

The next meeting of the Lancaster Association Board of Directors will be held on October 4, 2010 at 9:00 a.m. in the clubhouse.

#### **VI. ADJOURNMENT**

Since there was no further business to come before the board, President Campbell declared the meeting adjourned at 11:15. a.m.

Respectfully submitted,

Bernadette Dubuss  
Secretary

LANCASTER AT KINGS RIDGE NEIGHBORHOOD  
ASSOCIATION, INC.

October, 2010

NO BOARD OF DIRECTORS MEETING  
HELD DURING THIS MONTH

**Page down for November minutes**

*Lancaster at Kings Ridge*  
Association Board of Directors Meeting  
November 1, 2010  
Kings Ridge Clubhouse

**I. CALL TO ORDER/POSTING OF NOTICE**

President Campbell called the meeting to order at approximately 9:00 a.m. He indicated that adequate notice of the meeting had been provided in accordance with the association bylaws.

**PRESENT:** Board members Dubuss, Hulin, McCrone Campbell.

**ABSENT:** Director O'Neill

**II. READING AND APPROVAL OF MINUTES**

Vice President Hulin offered a motion to approve the minutes of the meeting of October 4, 2010. The motion was seconded by Treasurer McCrone

**Ayes:** Dubuss, , Hulin, McCrone Campbell

**Nays:** None

**III. FINANCIALS**

President Campbell reported the financials would be out on the 10<sup>th</sup> and available on the web site.

The President reported that he and Vice President Hulin went over to the main headquarters of the management company and picked up all of the back records. Charlie O'Neill is in the process of loading all of them into the computer. All of the financial records back to 2002 have been posted; minutes back to 2000, and eventually everything will be digitized

**IV. OLD BUSINESS**

**1. Update on Residents**

It was reported that Charlie Wade had his gall bladder removed.

**2. Clubhouse**

President Campbell indicated the contractor for the ballroom repairs needs all of the parking lot space on the side next to the kitchen, and, therefore, there will be no pathway to the pool. The lobby will be open on Sunday mornings for those who want to use the pool. In the next few weeks, they will be removing the roof. They need to be very careful when they remove the tiles because we have very few replacement tiles.

The President further reported the Committee that had been working on the color selections for the ballroom has posted a display in the lobby.

Mrs. Ann Kurilchek reported she had attempted eight times to contact the chairperson of the committee to offer her services.

President Campbell commented it is a thankless job.

Secretary Dubuss suggested anyone who is unhappy with the selections or the process attend the next meeting of the Board of Directors.

Marsha Gordon expressed frustration because so many of the residents have indicated they would like a stove in that kitchen.

President Campbell then reported there were four demand letters sent to four different entities that had some involvement in the ballroom roof failure. They had thirty days to respond and, since they have not responded, the lawsuits will be filed next week. The four litigants will be: DelAir, DelAir's consultant, Florida Community Property Management, and Kings Ridge LLC. The basis for the lawsuits is that they had prior knowledge and did not advise the board.

Robert Ruggiano said for a very nominal fee, his homeowner's insurance will cover any added assessments.

The President indicated this does not inflate your insurance premium and has to be damages done to the association for which they levy an added assessment.

Mrs. Joan Gill asked if she was in violation charging her golf cart outside?

President Campbell said short term parking is not against the rules. It is better though if people park in the driveway, not on the street. You cannot park on the road overnight.

### 3. Coupon Books

The new coupon books will provide one coupon for both the Master Association and Clubhouse. The clubhouse operates under different state statutes. This will allow the management company to deduct the fees for the clubhouse first, and, if there is an insufficient balance to cover the association fees, they can then place a lien against the property.

The point of this new procedure is to be able to get out of the delinquency situation with the clubhouse. This month the board had to write off another \$20,000 in bad debt. By law, once you recognize bad debt in the clubhouse, you have to write it off.

President Campbell will be delivering the coupon books to each home in Lancaster.

### 4. Bank for Deposit of Lancaster Funds

President Campbell said he spoke with David Mahan today, and we are switching banks. We will have to sign new signature authorizations.

## **5. Christmas Decorations at the Clubhouse**

**They received three bids for the decorations at the clubhouse. The final cost is \$8,225.00**

## **6. Master Association Rental Policy**

**President Campbell said you must get permission when you rent your house. The association becomes the intermediary. It is an attempt to protect the association.**

## **7. Architectural Committee**

**The committee is looking at a new driveway application. It is a sprinkle on terrazzo. They don't have a sample yet. It should be out in another month or so.**

## **8. Fifteen Anniversary Celebration**

**The celebration will be March 12, 2011. If anyone would like to volunteer, please call Judy Labrie.**

## **9. Lancaster House Painting**

**The painting is complete, and the contractor has a check in his possession for the balance owed under the contract.**

**The residents had only positive comments to make regarding the contractor and the quality of the paint job.**

**President Campbell spoke with the representative from Sherwin Williams, and he has already applied for the warranties. The master copy will be digitized and put on the web site.**

## **10. Lawncare**

**President Campbell reported the contractor is down to every other week cutting the lawns. They will be applying the new red mulch next week. There are a number of weeds in the beds that need to be killed before the mulch is applied.**

**In response to a question from a resident, the President replied the contract calls for three inches of mulch. He said he does not walk the properties every day. The only way he becomes aware of a problem is if someone tells him. He explained again a potential problem with putting the cypress mulch behind the bushes. It could attract termites. Apex will give you a contract to treat termites.**

## **11. Irrigation**

**The President explained problems with the reports for the irrigation system. If a valve malfunctions, however, it will not show in the report. He suggested the residents put out a can or take a Kleenex and wrap it around the top of the sprinkler with a rubber band. That will tell you whether or not the sprinkler is operating and depositing water on the lawn.**

Vice President Hulin further commented as an example – the computer says we got  $\frac{3}{4}$  inch of water and you know the valve shut off immediately.

In response to a question from a resident, President Campbell said the sprinklers are inspected once a month. The landscapers should also be notifying him when they see a situation with regard to the water. We have to stay within the allocations from St. John's Water Authority.

#### 12. Trees

President Campbell said he inquired of the lawn company what it would cost to remove the current trees and replace them with oak trees - \$15,000. It costs \$15.00 per tree every time you trim them back. There are twelve types of trees that would be acceptable under the city ordinances.

Secretary Dubuss said she would inquire at the Planning Board meeting, and encourage them to take a look at some of the problems compliance with the ordinance for "canopy" trees has caused because the lots in Kings Ridge are so small.

#### 13. Social Committee

Marsha Gordon asked if anyone had a date in mind for our Christmas get-together at the end of Grafton. The consensus of the group was December 10<sup>th</sup>.

#### 14. Sunshine Committee

No report

#### 15. Neighborhood Watch

No report

#### 16. Holiday Decorations at the Community Entrance

President Campbell said he spoke with the association to verify what is or is not permitted in the way of decorations at the entrance to our community. The rule is that you are allowed to decorate in good taste. He added that Ann Kurilchik and Marsha Gordon had put together a sketch to decorate the entrance.

Discussion ensued among the residents present.

Secretary Dubuss offered a motion to allow the decorating committee to spend up to \$250.00 for holiday decorations for the entrance to Lancaster. The motion was seconded by President Campbell.

One resident said he thought it would be money well spent.

Treasurer McCrone asked what other neighborhoods are doing?

Robert Ruggiano suggested maybe Remington would like to put up a similar decorating scheme.

President Campbell offered to contact the President of Remington.

Secretary Dubuss suggested we give the decorating committee authorization to proceed, and we can then determine if we feel it is money well spent.

Tom McCrone said he did not see anything wrong with the wreaths we used in past years.

Larry Rubright commented that everyone is proud of our community. If you want to distinguish yourselves do what you want to do and do it right.

Vice President Hulin asked how much of the materials being purchased would be reusable.

Ann Kurilchik said the lights would be reusable, and that she and Marsha are open for suggestions.

Marsha Gordon added she had gone to a wholesale place in Orlando to purchase the ribbon, and there would be enough for next year.

#### **ROLL CALL:**

**AYES: Dubuss and Campbell**

**Nays: Hulin and McCrone**

The motion failed.

#### **F. Next Meeting**

The President announced there would be no meeting during the month of December.

#### **VI. ADJOURNMENT**

Since there was no further business to come before the board, President Campbell declared the meeting adjourned at 10:30 a.m.

Respectfully submitted,

Bernadette Dubuss, Secretary

LANCASTER AT KINGS RIDGE NEIGHBORHOOD  
ASSOCIATION, INC.  
December, 2010  
NO BOARD OF DIRECTORS MEETING  
HELD DURING THIS MONTH