

Lancaster Minutes
2012

Table of Contents

January 9, 2012	2
February 6, 2012.....	6
March 2012	12
April 2, 2012.....	13
May 7, 2012.....	20
June 4, 2012	29
July 9, 2012.....	37
August 6, 2012.....	47
September 10, 2012	54
October 1, 2012.....	56
November 5, 2012.....	63
December 3, 2012	74

Lancaster at Kings Ridge

January 9, 2012

Kings Ridge Clubhouse

I. CALL TO ORDER/POSTING OF NOTICE

President Campbell called the meeting to order at approximately 6:30 p.m.

PRESENT: Board members Gordon, McCrone, O'Neill and Campbell

ABSENT: Board Member Dubuss

OPEN FORUM

There were no questions or issues raised from the floor.

President Campbell reviewed the state statues regarding gambling in the clubhouse, specifically about 50-50's, poker and bingo.

President Campbell decided to change the order of the agenda and discuss the situation of the canopy trees located in the front yards of each home.

Director Charles O'Neill presented a slide show of the different trees allowed by the city ordinance, and President Campbell handed out a spreadsheet with the various characteristics of each tree. It was decided a survey would be sent out to all residents for their input on the choice of tree to be selected in the event the current elm trees need to be replaced. It was agreed to wait until spring to see if the trees would recover from what appears to be their demise.

II. READING AND APPROVAL OF MINUTES

President Campbell then asked if the Board members present had read the minutes. They all replied yes.

Director O'Neill offered a motion to approve the minutes of the meeting of November 8, 2011 with a few minor changes to be submitted to Secretary Dubuss. The motion was seconded by Director McCrone.

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

Absent: Vice President/Secretary Dubuss

Nays: None

III. FINANCIALS

a. Balance Sheet

President Campbell then reviewed the current financials and presented the board members with a copy of the December report, and a copy of the January 9th status using the new Quick Books software. He also pointed out the cost of the software was slightly more than the amount approved at the last meeting.

Director O'Neill then offered a motion to amend the previous motion to cover the actual cost of the Quick Books software. The motion was seconded by Director McCrone.

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

Absent: Vice President/Secretary Dubuss

Nays: None

b. New Budget

President Campbell also gave out a copy of the new budget based on being self-managed which reflected the reduction of management company fees.

During the discussion President Campbell pointed out the Association has about \$29,000 in uncommitted reserves which could be used to fund the tree replacement if needed. However, he also pointed out three possibilities for the funding of the trees:

1. Use enough of the reserves to pay for the trees totally
2. Take part of the reserves and fund the balance by increasing fees next year
3. Using none of the reserves and fund the trees by raising the fees for the next several years.

It was agreed to discuss this issue further after the results of the survey comes back on the trees.

IV. NEW BUSINESS

a. Estoppel Letters

President Campbell brought up the issue that, because we are now self managed, we will need to fill out the estoppel letters when someone sells their house, and we will have to determine what to charge for the service if anything.

After some discussion Director O'Neill made a motion to set the fee for the estoppel letters at \$25.00. The motion was seconded by Director McCrone.

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

Absent: Vice President/Secretary Dubuss

Nays: None

b. Lawn care

President Campbell discussed the lawn care plans for this coming year. He pointed out that tours had been made with the lawn care company, and plans were in place to apply fungicide again this year before the growing season. He also pointed out we would be getting reduced allocations of irrigation water by decree of the St. Johns Water Management Group and the Irrigation Committee of the Master Board.

C. Management Company/License/Taxes

President Campbell advised the residents the corporate license will be applied for next month, and Treasurer Gordon will also plan to file the Federal taxes.

d. Appointment of Kings Ridge Community Association Representatives

President Campbell then pointed out the Board had to appoint three representatives from Lancaster to the Master Board of 45.

After discussion, Director O'Neill motioned to designate President Campbell, Director O'Neill, and Vice President/Secretary Dubuss the representatives of choice for Lancaster. The motion was seconded by Director McCrone.

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

Absent: Vice President/Secretary Dubuss

Nays: None

E. Kings Ridge Master Association Notes

Director O'Neill then reviewed the Clubhouse policy of no glass in the pool area, which encompasses the entire fenced in area. It is important to keep glass away from the pool area, not only for bare foot traffic, but once broken glass is found, it will require the draining of the pool so it can be cleaned of glass.

The Association is asking residents for input on proposed smoking areas within the pool area and around the Clubhouse. Lancaster residents felt the smoking area should be outside the pool fence and in the parking lots for the Clubhouse.

Mr. O'Neill also reviewed the 50/50 policy for clubs and groups.

The Association/Clubhouse staff was granted a 3% salary increase, based on work performance, for 2012. The staff was also awarded a onetime 2% bonus for 2011.

Director O'Neill gave an update from the Irrigation Committee. Apparently two substantial leaks were found in the system, one valve leaking at 25 gallons per minute and another at 8 gallons per minute. A faulty valve allowed metered water to pump from the North Pond

to the South Pond at 25 gallons per minute. The other leak was at the pump in the South Pond, a faulty valve was allowing water to backflow into the well. Both of these caused an incorrect reading on the meters which indicated water was being used when it was not. By repairing these leaks, the total usage for the CUP should show improvement.

Also, Mr. O'Neill mentioned the watering schedule for all of Kings Ridge will change to once a week, with about 9 minutes of watering per cycle. Lancaster's watering day is Wednesdays.

Director O'Neill reviewed the dog walk policy and the problem of dog owners bringing their pets to common areas to do their business and not picking-up after them. According to Kings Ridge Rules and Regulations animals are required to relieve themselves on their owner's property. Kings Ridge does not have a designated dog walk.

Since there was no further business to come before the board, the meeting was declared adjourned at 8:00 p.m.

The next meeting will be the first Monday in February.

Respectfully submitted,

Charles O'Neill, Director and Acting Secretary

Lancaster at Kings Ridge

February 6, 2012

Kings Ridge Clubhouse

I. CALL TO ORDER/POSTING OF NOTICE

President Campbell called the meeting to order at approximately 9:00 a.m.

PRESENT: Board members Dubuss, Gordon, McCrone, O'Neill and Campbell

OPEN FORUM

It was reported that Earl Tildon had fallen at home and injured the hip he had replaced. He is in rehab and doing well and expected to come home shortly.

Treasurer Gordon referenced an article in yesterday's newspaper that mentioned there would be a 50-50 raffle in Leesburg.

Director O'Neill explained that you must qualify as a 501C organization in order to run raffles in the State of Florida.

II. READING AND APPROVAL OF MINUTES

President Campbell then asked if the Board members present had read the minutes. They all replied yes.

Director O'Neill offered a motion to approve the minutes of the meeting of January 9, 2012. **Seconded by Director McCrone.**

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

Nays: None

III. FINANCIALS

a. Balance Sheet

President Campbell reported, after much effort, he has been able to come up with balance sheets and profit and loss sheets for the months from October to December of last year. He will provide a copy to the Treasurer. The President said he had to do a bit of manipulating since there were so many mistakes in the books of Vesta, and they were never corrected. Vesta also had not paid the lawn care bill from last October. He then asked the board members what reports they would like to see on a monthly basis now that he is doing the financials with QuickBooks.

Treasurer Gordon replied he is not concerned with the monthly reports, however, the law requires us to have a list of the receipts and disbursements on an ongoing basis.

President Campbell said the software allows us to generate a report of accounts by vendor. He added, every time he receives a bill, he is copying it and scanning it into the computer. Director O'Neill is making this part of the Lancaster permanent record files.

Director O'Neill said he thinks all we need to see are the balance sheet and the income and expenses.

The President then reported, as of December 3, 2010, we had a total of \$35,090 that could be used in the event of an emergency. As of December 31, 2011, we have a total of \$29,220. He explained sum of the expenses incurred during the year, particularly with regard to lawn care.

Treasurer Gordon added we have \$13,000 in reserves; we don't have \$29,000. He asked for an update on the CD so that he can do the annual taxes.

President Campbell replied he has called and requested that information, but he has not received it as yet. He also does not know where they sent the 1099.

IV. OLD BUSINESS

a. Estoppel Letters

President Campbell reported he had received \$25.00 for an estoppel letter which took him about two minutes to prepare.

b. Trees

The President said he had spoken with the lawn care people this morning regarding the condition of our trees.

Mrs. Helen Bohannon commented her trees have buds on them.

President Campbell said he scraped the bark and some of the trees that have not shown spring growth yet are still green. Our agreement is that we are not going to do anything until at least April when we can see the status of the trees. However, he has gone out and gotten bids to replace the trees in accordance with the City of Clermont ordinance requirements. The lowest bid would be a total of \$14,820 to replace all of the trees.

Mrs. Bohannon commented that there is a little piece of strap on the bark of the Tildon's tree, and she wondered if some of the problems could be caused by the strap material becoming embedded in the tree. She wondered, too, if that were the case with some of the other trees and they just did not notice it.

President Campbell replied the President of Luke Brothers has another consultant he can call in. However, that would be quite expensive.

Director McCrone asked what this consultant would do.

The President said, hopefully, he would tell us what is going on. We have had six people here and none of them can come up with an answer.

Director McCrone asked if we know what tree the majority of the residents are in favor of if we go ahead with replacement of the trees.

Director O'Neill said he sent out 44 emails and received about 20 responses. The majority are in favor of the Southern Magnolia.

President Campbell commented the Kirkwood Apartments have Southern Magnolias, and it is very attractive.

Mrs. Ann Kurilchik said she keeps her Magnolia trees trimmed narrow.

President Campbell responded the city ordinance does not allow you to limit the size of the tree by trimming.

Mrs. Helen Bohannon asked if we are allowed to limb them up for visibility because the branch spread is enormous. She further asked if we can transition out as the trees "bite the dust".

The President replied – we can transition out.

Director O'Neill asked if that would be more expensive than replacing all of the trees at once.

President Campbell replied – I don't know. He then asked if the residents want to move forward with plans to accept the bid and replace the trees if necessary.

Mrs. Helen Bohannon responded- we won't know until the spring.

President Campbell said we have to file a request with the ARC and be channeled to the city.

Discussion ensued as to whether or not to move ahead with obtaining ARC approval because of the time constraints.

Mrs. Helen Bohannon commented it would be less noticeable if we replaced the current trees with something like a Red Maple. It is also smaller in shape.

After further discussion, Director O'Neill offered a motion that we move forward with obtaining approval from the ARC to replace 57 trees with the Southern Magnolia variety.

The motion was seconded by Director McCrone.

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

Nays: None

President Campbell then asked – how do you propose we pay for the trees? If we pay for them out of the monies we have, we run the risk of becoming broke at some point.

Vice President/Secretary Dubuss suggested sending an email out to the community apprising them of the cost and the options to pay the expenses involved.

President Campbell said we worked very hard to build up the reserves, and he would rather keep the reserves in place.

Vice President/Secretary Dubuss asked Treasurer Gordon's opinion on the matter.

Treasurer Gordon replied – to protect our reserves, we should consider an assessment or a partial assessment to pay for the trees.

President Campbell added – we can borrow from the reserves and pay for it going forward by raising the dues \$5.00 per month.

Director O'Neill commented, in his opinion, the reserves are to be used for an emergency, and this is sort of an emergency.

President Campbell said, if you have an act of God, and you receive an added assessment as a result, your homeowners' insurance will pay for the assessment.

Vice President/Secretary Dubuss responded – we are going to have to make a decision.

Director O'Neill repeated his preference is to utilize the reserves.

President Campbell explained if we were to borrow the money from the reserves and pay it back on the basis of \$3,000 per year that would be \$60.00 a year per household.

Director O'Neill then offered a motion to pay for the 54 trees at a not to exceed cost of \$15,000 to replace the current trees with the Southern Magnolia variety, and that the monies be borrowed from the reserves and paid back over a period of five years.

The motion was seconded by Vice-President/Secretary Dubuss.

Mr. Tom McCrone commented he would just as soon pay for his tree. If this is the first bill he has had to pay since moving to Lancaster that is pretty good.

President Campbell replied – by the route we are taking, you are paying for it.

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

Nays: None

c. Committee Vacancies

President Campbell informed everyone we have a vacancy because we no longer have a Social Chairperson. He explained the function of the position involves attending the lottery drawing for dates at the clubhouse where we pick a Saturday or Sunday for the Lancaster yearly social events.

Vice President/Secretary Dubuss said it is her opinion that, for a community of our size, one function a year is sufficient.

Director O'Neill said he would distribute an email and see if anyone is interested in taking over this position.

Mrs. Helen Bohannon said it seems like more people participate in the Christmas caroling.

Director O'Neill said he felt a pool party would be better.

Treasurer Gordon commented, when we participated with Remington, they sent four people to his house to grill his wife about \$246.

President Campbell then indicated he received a letter of resignation from a member of the Board of Directors – Yvonne McCrone. By covenant, it is the responsibility of the remaining board members to appoint someone for the remainder of the term. He added, in May you will have an election for the position. He indicated his seat is also up in May.

Director O'Neill said he would put out an email and see if the three people who expressed interest earlier are still interested.

V. NEW BUSINESS

A. Kings Ridge BOD Notes

Director O'Neill reported that, at the annual reorganization meeting of the Kings Ridge Board of Directors Darrell Chiles was reelected President, and he was elected Vice President. Steve Maury continues as Treasurer, and Joan Russell as Secretary.

He reported it was brought to the attention of the board by a resident that someone has been scamming the residents by saying what work he will do. He gets money and then does not complete the work. The resident further claimed this person has a rap sheet. Kim Emerson asked the resident to provide her with the information so she can look into the matter.

President Campbell then asked Director O'Neill to explain the situation with regard to the window being closed in the clubhouse on a daily basis.

Director O'Neill replied the clubhouse window is closed every day from 11:00 a.m. to 12 noon. That was happening for a week before the President asked what the board members thought. Director O'Neill's feeling is the window closing is impacting the residents. For the past fifteen years the window has never been closed. Kim Emerson, the manager, says she does not have time to meet with the staff. Director O'Neill is going to make sure the matter is on the agenda for the next meeting,

Treasurer Gordon commented – every day!!!

Director O'Neill responded state law requires the employer to provide a lunch period. In the past, staff meetings were held once a month from 8:00 a.m. to 9:00 a.m. It will be discussed again at the next board meeting.

Treasurer Gordon added – if they are meeting every day, that is ridiculous.

b. Committee Reports

There were no reports.

c. Next Meeting

President Campbell reported he would be in South Carolina for most of March. Therefore, there will be no meeting.

Mr. Tom McCrone asked Director O'Neill – if I find a dead squirrel, is there a number I call to have someone come and pick it up?

Director O'Neill replied – call the clubhouse, ask for Ivan, and he will arrange for someone to come and pick it up.

President Campbell pointed out some of the potential health problems in dealing with a dead animal, and suggested the residents not touch the animals, but let the right people take care of it.

Since there was no further business to come before the board, the meeting was declared adjourned at 10:12 a.m.

The next meeting will be the first Monday in April.

Respectfully submitted,

Bernadette Dubuss,

Vice-President/Secretary

LANCASTER AT KINGS RIDGE NEIGHBORHOOD
ASSOCIATION, INC.

March 2012

NO BOARD OF DIRECTORS MEETING
HELD DURING THIS MONTH

Page down for April 2012 Minutes

Lancaster at Kings Ridge

April 2, 2012
Kings Ridge Clubhouse

I. CALL TO ORDER/POSTING OF NOTICE

President Campbell called the meeting to order at approximately 9:00 a.m. He announced that Director O'Neill could not be present at the meeting. **PRESENT:** Board members Dubuss, Gordon, and Campbell

Absent: O'Neill

OPEN FORUM

There were no comments or questions during this portion of the meeting.

II. READING AND APPROVAL OF MINUTES

Vice President/Secretary Dubuss said she had made changes to the minutes as requested by Director O'Neill.

Treasurer Gordon offered a motion to approve the minutes of the meeting of February 6, 2012 seconded by President Campbell.

Ayes: Dubuss, Gordon, and Campbell

Nays: None

Absent: O'Neill

III. FINANCIALS

d. Balance Sheet

President Campbell referenced the financial statements which are available on line and the fact that, after much work, they are now current.

IV. OLD BUSINESS

a. Roads

President Campbell said we will have to make a decision regarding the roads, as this is the fourth year since we applied the surface re-lubrication product to the asphalt. He has been in touch with several of the other communities to see what, if any, plans they have to resurface the roads. There is economy in numbers, if we can reach a consensus on how to proceed. The process we used does seem to prolong the life of the roads. Our paving is scheduled to be defunct in another fifteen years.

The President explained that, if and when we resurface our roads, they would be closed for two days.

Mr. Don Hulin asked if they had gotten a new dispenser, because the old one did a “crappy” job.

President Campbell replied it leaves streaks because some parts of the asphalt accept the material better than others.

b. License and Taxes

The President reported we have applied for and received the corporate license for Lancaster at Kings Ridge, so we are good for another year. Also, Stanley Gordon filed our taxes.

Treasurer Gordon reported we had much higher interest rates last year.

c. Trees

Obviously, we don't have the problem we thought we had, said President Campbell. The good news is we don't have to replace all of the trees. There were, however, two trees that died and at least one more is dying. The question is: who is going to pay for them? Technically, the trees are part of the property. The change from the Oak Trees to the Elm Trees was paid for by the Lancaster Association.

Vice President/Secretary Dubuss said it was her feeling, since the residents did not ask to have the trees changed; we have an obligation to pay for the ones that died.

President Campbell pointed out some of the potential dangers in accepting responsibility for replacement of the trees. He cited an example where a resident had a plumbing problem that was purportedly caused by tree roots wrapping around the pipes, and the resident wanted the association to pay the plumbing bill. What is the association's liability if we say, yes, we accept responsibility for the trees?

Mrs. Yvonne McCrone asked – do they have the right to put in the tree they want?

President Campbell replied the city has a list of about fourteen trees that are acceptable to be planted within the City of Clermont. We were successful in reducing the required number of canopy trees in Kings Ridge from two to one. They prefer every house in a neighborhood to have the same tree. When we changed from Oaks to Elms, Kings Ridge approved it. We would have to submit requests to the ARC to find out if they will approve one homeowner having a different tree than their neighbor.

Treasurer Gordon asked the cost to replace a tree.

President Campbell replied - \$125.00.

Vice President/Secretary Dubuss asked if we had set a precedent by replacing the trees on Dobson.

The President explained the situation had been unresolved at the time those trees were replaced. The residents were told the situation was unresolved, and we might come back to them in the future and ask them to pay for their tree.

Vice President/Secretary Dubuss said Robert Ruggiano was unable to attend today's meeting, and asked her to convey his feeling that the association should most certainly pay for the trees.

Mr. Frank Dubuss suggested giving each resident X amount of dollars, and not specify that the money is for the replacement of the trees.

In response to a comment from Mrs. Janet Nestel, President Campbell said the sprinkler is yours. The lawn care company has a responsibility to make sure the system works and to replace broken heads, etc.

Mr. Larry Rubright asked why we can't adjust the sprinklers so we get adequate water.

President Campbell said the system is controlled by St. John's River Water Management Company, and they tell you how much water you may have. You are only permitted certain coverage.

Mr. Larry Rubright replied – adequate coverage to me means the grass will not turn brown.

President Campbell reiterated the control exercised by St. John's and said we just dodged a bullet, because they were going to fine us for exceeding our permitted allocation for water. It is not the association; it is St. John's River Water Management Company.

Mr. Larry Rubright then commented; if you are going to make me pay to put in a new tree, then let me choose the kind of tree.

President Campbell said he does not necessarily agree with the coverage's permitted, but he has an obligation to enforce them.

V. NEW BUSINESS

a. ARC Changes

Mr. Don Hulin reported the ACC is holding an open meeting on April 17th with all the neighborhood representatives regarding proposed changes to the guidelines. However, he is unable to attend.

Vice President/Secretary Dubuss said she would attend the meeting.

Mr. Don Hulin then said, when Len Tirrell dropped off the agenda for the meeting, he asked if the people who removed the Junipers would be replacing them with Florida friendly plants.

President Campbell said he received a copy of all the proposed changes to the ACC rules. Director O'Neill will be sending each member of the board a copy. At our next meeting, we will agree or disagree to accept all of the changes. Please read them and be prepared to comment.

Vice President/Secretary Dubuss explained that, as the homes are being resold, it has been brought to the attention of the CEC the new owners are not receiving copies of the documents. The end result is a lot of violations are taking place and being filed with the CEC.

e. Document Review

President Campbell suggested we might want to schedule a series of workshops. He said he and Director O'Neill have been going through the documents for possible changes.

Vice President/Secretary Dubuss asked if anyone else was working with them, and suggested the President might want to contact resident Virginia Scigliano, who has a legal background.

f. Annual Meeting Time and Date

President Campbell asked if there was any valid reason to change the date and time of the annual meeting. The question was raised to him as to why this meeting occurs in May. The answer is that is when the community was originally turned over to the residents by Lennar.

After some discussion among the residents, the decision was to leave the meeting for the month of May.

g. Kings Ridge BOD Notes

President Campbell said he went through the draft of Director O'Neill's notes on the last Master Board meeting. There has been a problem for some time with the groups and clubs with regard to room assignments for functions and meetings. While every effort is made to utilize the space appropriately, there are times when only four people are present, and the staff makes a decision to move the group to another location in the building. If you have any problems, see Kim.

There continues to be a problem with tail-gating at the back gate. If you are found violating the regulation that one car is to go through on a pass, your privileges can be taken away. People are also giving their cards to vendors. This is not permitted.

Mr. John Muro asked if the video camera picks up the license numbers on the cars going through.

President Campbell replied – not necessarily.

Mr. John Muro then added – if the same card is swiped more than once, then you know more than one car is going through.

President Campbell said that came up before, and people say they inadvertently swiped the card twice. However, if someone sees you violating the regulations, they can take away your gate privileges. In response to a suggestion from Mr. Muro, the President said fines are very difficult to enforce in the State of Florida.

The President then stated there is a new rule – no glass inside the pool; no smoking inside the pool.

He then reported a lot of people have been going down to the gate house, and he asked that people stay out of that area.

President Campbell reported on a drainage problem near the tenth tee box that the city says is the Kings Ridge Association's problem. St. John's River Water Management Company threatened to start fining the association \$250 a day. However, it appears that property was never deeded over from Lennar.

The President added he has nothing to add to the status of the lawsuit. However, if you decide to sell your house, you must tell the prospective purchaser there is a lawsuit pending.

Vice President/Secretary Dubuss asked if we have a date for the hearing.

President Campbell replied it has been postponed. He cautioned, if we lose the cases, then the people can say – we want you to pay our legal fees.

h. Committee Reports

To digress, the President said we only have one committee person assigned to Architectural Review,

Vice President/Secretary Dubuss asked – do we no longer have Neighborhood Watch?

President Campbell replied – it is dormant. He said the reason he brings this matter up is because he wants to make sure everyone who is on a committee is covered by the appropriate insurance. We must officially appoint committee members to have them covered by insurance.

Treasurer Gordon then offered a motion that Don Hulin be appointed our Architectural Review representative.

The motion was seconded by Vice President/Secretary Dubuss.

Ayes: Dubuss, Gordon, and Campbell

Nays: None

Absent: O'Neill

Treasurer Gordon then offered a motion that Janet Nestel be appointed Sunshine Committee Chair. The motion was seconded by Vice President/Secretary Dubuss.

Ayes: Dubuss, Gordon and Campbell

Nays: None

Absent: O'Neill

Vice President/Secretary Dubuss offered a motion that Al Matthews be appointed as Neighborhood Watch representative. The motion was seconded by Treasurer Gordon.

Ayes: Dubuss, Gordon, and Campbell

Nays: None

Absent: O'Neill

Mr. Don Hulin then reported he has had a series of minor complaints.

It was reported that Vince Putti sold his house to Cheryl and Don Crowther. However, they live in Pennsylvania and do not come here very often. Toni and Charlie Carroll have sold their home to Bernadette and Louis Holder. They are waiting until their home in Connecticut is sold before moving to Lancaster.

Treasurer Gordon questioned the fact the Carroll's had a garage sale.

President Campbell said it is permitted if they do not advertise or put out a sign.

It was pointed out, there was, in fact, a sign outside for two days.

The President reported the McIntyre's have sold their home to Kay and Albert St. Pierce.

Mrs. Joyce Finkenstein reported her husband had heart surgery and Robert Ruggiano had knee surgery.

President Campbell commented Bill Scigliano has had serious health problems and is trying to do some walking.

Vice President/Secretary Dubuss reported that Grayce Marler had hernia surgery and is on the mend.

OPEN FORUM

Mr. John Muro asked if there are any plans to try and identify all of the golf carts.

President Campbell replied – no.

Mr. Don Hulin added – they are going to put numbers on them. He asked – do you want a number on your motorcycle?

Mr. John Muro replied – I already have a number – the license plate.

Vice President/Secretary Dubuss commented the outside golfers are part of the problem. They are not being given sufficient information when they sign in, and are riding all over the sidewalks.

NEXT MEETING

President Campbell said the next meeting is our annual meeting, and the forms are being sent out. Each home must designate one person to be the designated voter. Both people who live in the home must sign the authorization form. That person is the only person who can sign the proxy form.

VI. ADJOURNMENT

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

Ayes: Dubuss, Gordon and Campbell

Nays: None

The meeting was declared adjourned at 10:25 a.m.

Respectfully submitted,

Bernadette Dubuss

Vice President/Secretary

Lancaster at Kings Ridge

May 7, 2012

Kings Ridge Clubhouse

I. CALL TO ORDER/POSTING OF NOTICE

President Campbell called the meeting to order at approximately 9:00 a.m.

PRESENT: Board members Dubuss, McCrone and Campbell

ABSENT: Board Members Gordon and O'Neill

OPEN FORUM

Mrs. Janet Nestel said it had been brought to her attention by some of the ladies in the clubhouse that occasionally they are changing where our meetings are held. She said it would be nice if we could have some kind of bulletin board that specifies on a daily basis where the meetings are to be held.

Vice President/Secretary Dubuss said there used to be an easel at the entrance to the clubhouse with the daily meeting schedule and location. Now it seems every time you ask the staff to do something they say they have no time.

President Campbell said he would discuss the matter with Charlie O'Neill. In the meantime, there is a suggestion box at the clubhouse where you can place your comments and suggestions.

Mrs. Nestel then asked the position of the gentleman who sits in the back office. She commented that the staff are supposed to be working for us, and they are not very friendly.

President Campbell added there is a link on the Kings Ridge Web site that takes you to the events calendar.

Vice President/Secretary Dubuss added – if the information already exists on the web site, it seems that it would be easy just to print out a copy and post it where it can be seen.

Mr. John Muro asked why we did not get water on Saturday and questioned whether or not we received it on Sunday.

President Campbell said he receives a daily report on the irrigation system, and there was a problem with the pumps.

Mr. Muro then stated the sprinklers at the firehouse site were running all day on Saturday and asked if they were on a separate system.

President Campbell replied yes. He stated, in the old days, we all had keys for the box. The Master Board decided to do away with that system because they thought some people were cheating. We are supposed to receive water for seven minutes twice a week.

Mrs. Noreen Philbin commented – we used to get water for fifteen minutes.

President Campbell explained we are under a permit from the St. John's River Water Management Authority. The authority said we over-used our allocation, and the board had to do a lot of quick talking to avoid paying a fine. These are the same people who signed the permit for the Niagara Water Company. Yes, the original permit was fifteen minutes twice a week.

II. READING AND APPROVAL OF MINUTES

Vice President/Secretary Dubuss said there are two sets of minutes to be approved:

The Annual Meeting of May 16, 2011, and the monthly meeting minutes of April 2, 2012.

Director McCrone offered a motion to approve both sets of minutes. The motion was seconded by VicePresident/Secretary Dubuss.

Ayes: Dubuss, McCrone and Campbell

Nays: None

Absent: Gordon and O'Neill

III. FINANCIALS

a. Balance Sheet

President Campbell referenced the financial statements which are available on line.

He said we are currently underrunning the budget for the year. He added we currently have \$60,000 in reserves. He explained the purpose of the reserves are for repaving of the roads in ten to twelve years and the rejuvenation project. We also have \$16,000 in contingency. By law, these funds are for a dedicated purpose. We can borrow from these funds, but we must pay it back. We made a decision to do away with the management company and to do the work in house, including the financial management. We will, therefore, probably be able to reduce the dues again next year.

The President then read some of the numbers from the monthly reports, which are available on line. He explained that, when we purchased our homes, we were required to pay two months dues up front. That money was turned over to us by Lennar. Other

monies were saved by doing repairs to the sprinkler system ourselves. He and Don Hulin did the sprinkler system.

In response to a question from Robert Ruggiano, President Campbell said we have \$16,000 in uncommitted funds. The only criteria is that the money has to be made available to everyone.

Mr. Don Hulin commented – we are one of the cheapest neighborhoods.

IV. OLD BUSINESS

a. Phone Numbers

President Campbell explained we have a serious problem regarding the ability to publish phone numbers and email addresses, due a law passed a few years ago that states a homeowners' association cannot publish that information without written permission from the homeowners. There is an address book on the Kings Ridge web site. In Lancaster, five people signed up and said, yes, you may use my information. He strongly suggested everyone stop by the clubhouse and sign a piece of paper that says "yes" you can put my name, address, and email address on the web site. He said he is going to ask Charlie O'Neill to go house-to-house and do that.

The President commented on the fact there are only three directors present at the meeting. One of them, Stanley Gordon, has been in the hospital for five days. He suggested when someone has information that a neighbor is ill, please let Janet Nestel know since she is our Sunshine representative.

President Campbell added – when someone comes knocking on your door, it is still your choice if you do not want your information published.

In response to a question from Janet Nestel, President Campbell explained this list is strictly for internal use and is not available to the general public.

b. Tree Responsibility

Since there are only three directors present, President Campbell said he would like to suggest that we postpone until the next meeting all those business items except the election.

Mrs. Marge Tomanelli said another tree has died, and we need to make a decision now.

President Campbell said he would prefer to make that decision when five directors are present.

Mrs. Noreen Philbin asked if we are just replacing the trees that have died?

President Campbell replied – yes, just the one canopy tree in the front yard. He then explained the original city ordinance was changed recently for Kings Ridge by the City

Council. Because of the size of our lots, the old language in the ordinance was not practical.

Mr. Don Hulin commented – you still have to have one tree in the front and one in the back.

The President added – the question is who should be responsible for the tree.

Mrs. Philbin asked – isn't that part of our personal homeowner's insurance policy?

President Campbell explained we have to make a legal distinction. He related a recent situation where the tree roots apparently invaded the water line. The question is, if the tree belongs to the association, is the association legally responsible to pay for the repairs to the sewer line? If you have any comments, he said, please make them known to one of the five members of the board.

Mr. Robert Ruggiano replied – we have to have these trees whether we want them or not, I think the association should pay. He commented we have \$16,000 available to pay for them.

President Campbell added – the basic question is who owns the tree?

Mrs. Virginia Scigliano commented she thought we should have an attorney's opinion on what is being discussed right now.

Vice President/Secretary Dubuss said, with Mrs. Scigliano's legal background she can understand the ramifications of the association owning the trees.

c. Management Contract

President Campbell said he placed this item on the agenda so we can discuss whether the majority wants to continue as we are currently operating.

Mrs. Noreen Philbin asked – who is handling our financial situation if we don't have a management company?

President Campbell said he has the software. We have a contract with the Bank of America for collections. He takes the bank report and inputs the information into the computer. The computer then can generate all the reports you could want. He said it takes about two hours a month of his time.

d. ARC Guidelines

Vice President/Secretary Dubuss asked the President if he has heard anything since the last meeting of the ARC.

President Campbell replied – no. He then explained the Master Association has the ultimate authority when it comes to the architectural guidelines. The individual associations may choose to be more stringent, but cannot be less stringent than the Master Association guidelines. There have been changes suggested to the Master Board, but they have not voted on them as yet. We, as a community in Lancaster, must decide if we do or do not agree with them. It appears they are recommending only two trees that will be acceptable in Kings Ridge. Currently there are fourteen trees that are acceptable in Kings Ridge.

The President suggested we wait until there are five directors present to discuss this matter further.

V. NEW BUSINESS

a. Election of Director

President Campbell asked for names from the floor for the position of Director for a three year term. The President also announced he had 24 proxies in his possession.

Hearing no nominations from the floor, Vice President/Secretary Dubuss offered a motion that nominations be closed and that William Campbell be director for another three year term in accordance with our bylaws. The motion was seconded by Director McCrone.

All in attendance voted “aye.”

b. Rotation of Officers

President Campbell again suggested this item be postponed until we have five directors present. There was a discussion at our last meeting as to whether or not to allow the directors to rotate positions on the board. He said we have not done that in the past, but that is certainly a viable way to operate.

One of the residents commented – that supposes the members have the skills and the mindset to hold another office.

The President said there are a lot of pros and cons that he felt warranted discussion by the board.

Mrs. Janet Nestel said it makes sense to her that we do what we have been doing. She cited the present secretary as an example of someone who is very good at the current position, but did not know her qualification to be President.

Vice President/Secretary Dubuss said she had been president of an organization in New Jersey that had upwards of 2,000 members. She went up through the various positions,

starting as Treasurer and, in fact, used an earlier version of the software currently being used by Lancaster.

Mr. Frank Dubuss commented – the reason to rotate offices is that you would have someone in training for the position.

President Campbell added – in theory, you would also have someone learning to do Quickbooks.

Further discussion will be held for the next meeting.

c. Annual Meeting Date

President Campbell explained how we arrived at the May date for annual elections. He explained that, as the communities reached 75% occupancy, according to our covenants and bylaws, they became self-governing. Lancaster reached its occupancy requirement in May, and the community was turned over by Lennar. Every year we have to appoint someone from Lancaster to represent us on the Master Board. The Master Board holds its annual reorganization meeting in January. Therefore, the boards have to meet prior to that date to appoint a director. There was also a discussion of holding the meeting at a different time of the day or month.

The President said he did not know if everyone has had sufficient time to think about it, so he would hold the discussion until our next meeting.

Mr. Robert Ruggiano asked – if something were to happen, could someone just jump into the software.

President Campbell said he is writing something that will be all-inclusive for Quickbooks for Lancaster. To answer the question, our license allows for two people to use the software.

Vice President/Secretary Dubuss said this is the software she used when she was Treasurer of the NJ Municipal Clerks association. There is a short learning curve.

d. CD Purchase

President Campbell said there is a CD at Sun Trust that is coming due. He has to do something by the 13th of the month or it will automatically rollover. The President said he went to three area banks for quotes and BB&T offered the highest interest rate. The President suggested, however, we may want to increase the amount of monies being placed in the CD, since there are additional funds not needed to pay bills for the balance of the year.

After some discussion as to funds available, the President said he thought we could

safely invest \$55,000 in a CD, which would include the principal and interest from the original CD, plus other monies not needed in the near future.

The President added it was his feeling interest rates are going to go down in the near future.

A motion was then made by Director McCrone authorizing the President to invest the current CD plus interest accrued, and taking the balance from our reserves for a total amount of \$55,000, with BB&T, the highest bidder. The motion was seconded by VicePresident/Secretary Dubuss.

Ayes: Dubuss, McCrone and Campbell

Nays: None

Absent: Gordon and O'Neill

e. PDC Contract

President Campbell reported, four years ago, we put down a product called PDC to refurbish our asphalt. In looking at some of the neighborhoods that chose not to do this, our roads appear to be in better shape. We have been told we should do this every four years. The last time we went through this process, we were one of eight neighborhoods, and there was an economy of scale. Three of those communities already went out on their own. He is currently meeting with Remington to try and get a better price since we are small. The President said he is also talking with the people who did the job last time, and they owe him a favor, so maybe we can get it done a little cheaper. When we do this work, you will not be able to drive on the surface or 24-36 hours. In the first 72 hours, the turning of the wheels on your cars can damage the surface. In any event, we need to do it. He added, he knew first hand, Disney used it on their parking lots. The point is, we may well be able to extend the life of the pavement to thirty years instead of twenty.

Director McCrone then offered a motion that we authorize the President to negotiate a contract for the PDC paving. The motion was seconded by Vice President/Secretary Dubuss.

Ayes: Dubuss, McCrone and Campbell

Nays: None

Absent: Gordon and O'Neill

Mrs. Joyce Finkenstein commented, in Sussex, the postman walked the route during this process.

Vice President/Secretary Dubuss asked is there only one vendor who does this type of road work?

President Campbell replied- there are two that I know of. I will negotiate a contract. Last time we were at about \$100.00 per square foot.

Mr. Don Hulin said one of the neighborhoods did a white line.

The President replied – it is required by the city. It is because these communities don't have sidewalks.

f. Committee Reports

Mrs. Janet Nestel reported that we have one neighbor who in the hospital, Stanley Gordon. At our last luncheon, our new neighbor, Kay, joined us. Al and Kay purchased the McIntyres house. Al worked for IBM for over thirty years, and is still very active.

President Campbell added – the people who bought Toni and Charlie Carroll's house are still waiting to sell their house.

Janet said she would encourage all the ladies to attend the monthly luncheons.

Mrs. Lynn Hulin said she and Laurie Matthews will be hosting the June luncheon.

With regard to the Social Committee, President Campbell said – in light of the fact we don't have a social chair, he would like to make sure we have the pool party. We will try and get out some information on that.

With regard to the report on the Kings Ridge Master Association meeting, the President said Charlie O'Neill was not at the meeting, but he managed to get a copy of the draft meeting minutes.

The President said there was a motion made to have the golf course cut down the three trees that were a potential hazard to the storm drain.

Mr. Don Hulin asked – who is paying for that?

The President replied – the association is paying for it.

The Bocce courts are scheduled for repair.

The positions of Ivan Velez and Michael Crandall are being re-evaluated. There will be discussion at the next meeting as to whether or not the person must have a community manager's license.

The President then referenced the financial reports for the association and clubhouse:

The community association is favorable by \$88,000; the clubhouse is \$7,000 favorable. However, the clubhouse budget is currently indicating some unfavorable trends, such as the lack of advertising funds previously received for the Royal Times.

Dues are delinquent by \$114,000, which is higher than last month. There are currently four homes in bank foreclosure.

The Attorney stated the clubhouse does not qualify for 501C tax status, but we do qualify for 501.

The Manager, Kim, reported the rules and regulations do not allow 50-50s in the clubhouse. There will be a meeting in May with all groups who use the clubhouse to discuss this matter.

The President reported there is an on-going problem in Huntington where a child resides with a homeowner. The woman claims to be handicapped and her daughter, who is a nurse, resides with her along with her child. It is going back to the courts.

President Campbell further reported the clubhouse is going to require liquor liability insurance from anyone renting the clubhouse who intends to serve liquor at the function.

Vice President/Secretary Dubuss said this has always been part of the rules. If there is a problem, it is because the staff is not enforcing the rule.

With regard to the CEC, the Master Board chose to ignore their recommendations.

g. Next Meeting

President Campbell said the next meeting would be the first Monday in June.

Mr. Frank Dubuss asked if the President had spoken with Al Matthews regarding the status of the Neighborhood Watch?

The President said – that is very difficult.

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

Ayes: Dubuss, McCrone and Campbell

Nays: None

The meeting was declared adjourned at 10:41 a.m. Respectfully submitted,

Bernadette Dubuss

Vice President/Secretary

Lancaster at Kings Ridge

June 4, 2012

Kings Ridge Clubhouse

I. CALL TO ORDER/POSTING OF NOTICE

President Campbell called the meeting to order at approximately 9:00 a.m.

PRESENT: Board members Dubuss, McCrone and Campbell

ABSENT: Board Members Gordon and O'Neill

OPEN FORUM

President Campbell said there would probably be a large number of cars at Mrs. Wardlow's house for her mom's 98th birthday.

President Campbell said he finds himself in a very unusual situation. As he said last month, there are a couple of major issues on the table that require decisions by the board. However, as he stated last month, he is rather reluctant to make decisions with only three members present. While Charlie O'Neill would normally have been here for the discussion on the trees, he has asked him to abstain since he is one of the homeowners directly affected by the board's decision. Stanley Gordon is in the hospital again. Two of the three trees that died have already been replaced. The only outstanding question is whether the association is going to be reimbursed for the cost.

President Campbell reiterated his concerns that, if the association assumes responsibility for the trees, this could lead to other issues.

Vice President/Secretary Dubuss asked if we could have people sign a waiver to the effect that they understand the association will only be responsible for the trees and no other issues that may or may not be related to the trees.

Resident Virginia Scigliano, who is an attorney licensed to practice law in the State of Florida, replied, yes, you could have people sign a waiver of liability.

President Campbell explained the tree in question is the tree in the front yard. He related incidents where the sprinkler heads broke and caused interior damage to the home, and said this was always determined to be the responsibility of the owner. He said we have to make sure we totally understand the ramifications of any decision we make on the board. For instance, if the tree falls over on someone's car, are you going to pay for a new car. The tree in the front yard is required by city ordinance.

The President expressed his concerns with people moving and having to then go and obtain a waiver from the new owner. He did not think that was a practical idea.

Mr. Don Hulin said this was brought up by the board when the trees were put in. We said we were going to replace them for the first year and, after that, it would be the responsibility of the homeowner.

Vice President/Secretary Dubuss said the President raises a good point with regard to the waiver. It is very possible this is something that would fall through the cracks.

Mrs. Joyce Soltero asked – what are we talking about in terms of cots?

President Campbell responded the tree replacement cost is \$125.00. However, the issue is not so much the cost of the tree but the long-term responsibility and issues related thereto.

Director McCrone said she did not know why we are even talking about it when it states right in the rules we take care of our own trees.

Mr. Frank Dubuss asked – how would this affect insurance? If the neighborhood replaces the trees, is it then part of the neighborhoods insurance.

President Campbell said we have \$1,000,000 in coverage. I am not sure if the trees are covered under our liability insurance. It is a general liability policy. There is also a secondary policy for the board of directors.

Mrs. Betty Hazard said she felt, at some point, our trees will have to be thinned out. Is that the responsibility of the board or am I, the homeowner, responsible?

President Campbell said there is money in the budget to trim the trees every year. According to the city ordinance, you may not trim the trees, you can only thin them out for hurricane protection.

Mrs. Janet Nestel said if she replaces her shrubbery, she does not come to the board to do that and suggested the trees be handled in the same manner.

The President said Lennar put in Oak trees. The association decided to replace them with Elms which were paid for by the association.

Vice President/Secretary Dubuss offered to research the minutes to see if there was any discussion and/or decision with regard to designating responsibility for the trees.

President Campbell said the recordkeeping was not very good then, and he did not anticipate she would find anything.

Mrs. Scigliano commented – we have to have the tree in the front yard. However, we can state our position is that we will replace the tree, but all liability for the sprinklers,

shrubs, etc., is the responsibility of the homeowner. As to the three trees, that is an interesting issue. If it is the homeowner's responsibility, then you had better have a clause in your homeowner's insurance. As long as we make it clear in the minutes...

Director McCrone read a paragraph from the homeowners' documents, specifically architectural guide line #8 that makes it the responsibility of the homeowner.

Vice President/Secretary Dubuss said she felt it important that we make it infinitely clear what we are voting on and that it is made part of the record for posterity.

Mr. Robert Ruggiano said he felt we were beating a dead horse.

President Campbell said he knows what his policy covers, but he does not know what is in the policies of the other homeowners in Lancaster. The bill for the trees has already been paid. The only outstanding issue is whether the association should be reimbursed by the homeowners whose trees were replaced.

Mrs. Betty Hazard said she heard that someone left a wire on the trunk of one of the trees that died, and that choked the tree.

President Campbell replied he did not believe that is what caused the tree to die.

Mr. Robert Ruggiano said he had no problem taking money from the "slush" fund to pay for these trees. We have the money.

President Campbell said he cannot arbitrarily spend the money of the association. It requires a vote of a majority of the board members. Again the real issue is the long term responsibility for the tree and any damage it may cause.

Mrs. Virginia Scigliano pointed out issues that must be addressed in the decision that is made by the board, including whether or not to make exceptions and/or put time limits on the board's responsibility for the trees. She reiterated the need to be specific.

President Campbell asked for a motion to postpone the decision on the responsibility for the trees until we have a full complement of board members.

Director McCrone responded she is in favor of keeping it the way it is.

Mrs. Betty Hazard asked –how do the other neighborhoods handle this?

Director McCrone then made a motion that we enforce the rules in place that state it is the responsibility of the homeowner to take care of the mandatory tree. The motion was seconded by Vice President/Secretary Dubuss.

Ayes: Dubuss, McCrone and Campbell

Nays: None

Absent: Gordon and O'Neill

Vice President/Secretary Dubuss then asked – do we ask the homeowners to reimburse the association for the trees that have been replaced? She stated there is still the outstanding issue of the three trees that have already been replaced prior to today's motion.

President Campbell said he would research the records and see if he could find any previous motions made by past boards.

II. READING AND APPROVAL OF MINUTES

Director McCrone offered a motion to approve the minutes of May 7, 2012. The motion was seconded by Vice-president/Secretary Dubuss.

Ayes: Dubuss, McCrone and Campbell

Nays: None

Absent: Gordon and O'Neill

III. FINANCIALS

The financial reports are up to date and available on line for anyone who wants to review them.

IV. OLD BUSINESS

a. Tree Responsibility

This discussion took place during the open forum portion of the meeting.

b. .ARC Guidelines

President Campbell said, hopefully, everyone has read the guidelines provided to each member by Charlie O'Neill. He said he only had one objection and that is to the restriction as to the type of trees we are permitted to have in the front yards. He would like our representative to the board to go back and state that Lancaster would prefer to make its own decision on the type of tree, providing it is permitted by city ordinance. The majority of our residents stated they are in favor of the Southern Magnolia.

Mr. Don Hulin said the board has another meeting scheduled.

Vice President/Secretary Dubuss offered a motion that the Lancaster board agree with all the proposed changes to the architectural guidelines, with the exception of the restriction on the trees. The motion was seconded by Director McCrone.

Ayes: Dubuss, McCrone and Campbell

Nays: None

Absent: Gordon and O'Neill

c. CD Purchase

President Campbell said a CD has been purchased in the amount of \$55,000.00. When we talked last month, he gave the interest rates quoted by the banks. However, when he went back to the bank, they told me him made a mistake and gave us the wrong numbers. Instead of the rate originally quoted, they gave us the 15 month CD at .55% interest. Although last month's minutes do not reflect a specific number he felt it was appropriate to indicate what we actually obtained. He stated he had contacted the board members and advised them what was happening before proceeding with the purchase.

b. Rotation of Officers

Vice President/Secretary Dubuss said she would like to wait on this discussion until all board members are present.

Further discussion will be held for the next meeting.

c. Annual Meeting Date

President Campbell said there was some thought we should change our annual meeting date to coincide with that of the Master Board. He said the only reason it is held in May is that is when the community was turned over to us by Lennar. It seemed legitimate to conduct the annual meeting on the anniversary of that date. Other people have said they would rather have the meeting on a different date or at a different time. We are currently scheduled for the first Monday of the month at 9:00 a.m.

Mrs. Betty Hazard commented you will never please everybody.

President Campbell said he could see no point in changing our meetings.

Mrs. Virginia Scigliano said if no positions are in conflict with the Master Board, then there is no reason to change.

V. NEW BUSINESS

a. PDC Contract

President Campbell said last month the board authorized him to negotiate a contract for the road resurfacing. As it turns out, the Kings Ridge Community Association is actively pursuing a contract to have the roads rejuvenated. He said he contacted the

chairperson of that committee and asked to have Lancaster added to the list and let him know what happens. The chairperson has already received one bid, but did not tell him the numbers. The price of oil has gone up. We have 5,000 square feet of roads in Lancaster. When the roads are done, you will not be able to drive on Grafton or Lancaster for 72 hours. When you back out of your driveway, if you turn your wheel, you will tear up the road so that it has to be repaired. The last time we did this, he put a recycle box at the end of the development, and the newspapers were delivered there. We anticipate it will be late July or Early August when this project takes place.

b. ARC Chair

President Campbell said Don Hulin is retiring as ARC Chairperson. Yvonne McCrone has agreed to take his place. If anyone wants to serve on that committee, she will welcome the help.

Vice President/Secretary Dubuss offered a motion that Yvonne McCrone be appointed as Chairperson to the ARC committee. The motion was seconded by Director McCrone.

Ayes: Dubuss, McCrone and Campbell

Nays: None

Absent: Gordon and O'Neill

c. Lawn Status

President Campbell commented on the status of the lawns and the fact that there a lot of the grass had died on the sides and back of most of the properties in Lancaster. He wrote letters to the landscaping company who, in turn, sent them to the agronomist. They all came back with the same answer. It was a function of the drought and the fact that the tires were hot when they came in contact with the dry grass. I don't know what else to do. He further indicated he had written several letters to the University of Florida but has had no response to date.

Mrs. Betty Hazard asked what type of mower was used.

President Campbell replied he told them, under no circumstances, to use the riding mower. He also told them to give the grass another week of not being stressed by cutting. He also told them he did not expect to see any large mounds of grass.

Mrs. Betty Hazard said that same machine dumps the grass in piles that lay there and kill the grass.

Mr. Robert Ruggiano said it is hot and going to get hotter yet.

President Campbell said he did not know why we don't have the same problem in the front yards. He asked a lot of questions and the only answer he got was that it was

caused by dry grass and heat. He has the option to bring in someone else to give us an assessment. However, he has already received three opinions.

Mrs. Joyce Soltero said she thought they were going to use liquid fertilizer. President Campbell responded they used granular fertilizer.

Mrs. Soltero added it was not only her grass that died but also her hedges, and it cost a bundle to replace them.

Vice President/Secretary Dubuss said she and her husband also paid to replace the hedge around their lanai. The agricultural center in Tavares told them it was a fungus on the hedge clippers that was spread by the previous landscapers when they trimmed the hedge.

President Campbell reminded the residents to turn in their work orders at the clubhouse for these things.

Mr. Frank Dubuss said we have a theory they used the ride behind in the front and the riders in the back.

President Campbell replied that is a possibility.

Mr. Robert Ruggiano said we pay the landscapers to know what to do Luke Brothers should know not to use the heavy equipment when it is so hot.

Mr. Don Hulin commented the grass is coming back.

d. Election

President Campbell said he is going to postpone the election until next month.

e. Committee Reports

President Campbell reported he had reserved the cabanas for the 15th of June to have a pool party. I don't know at this point how many people will be going or how much it will cost. However, he needs a motion from the board to pay the expenses of the party.

Vice President/Secretary Dubuss offered a motion that any expenses of the pool party not covered by the admission fee paid by the residents would be paid with associations funds available. The motion was seconded by Director McCrone.

Ayes: Dubuss, McCrone and Campbell

Nays: None

Absent: Gordon and O'Neill

Mr. Frank Dubuss asked – are we going to put a dollar limit on it?

Vice President/Secretary Dubuss replied – if it becomes a problem, we can bring it back to the board.

President Campbell said he would get out a notice, and they might ask for desserts.

Mr. Don Hulin added – you would have to bring your own liquor.

President Campbell replied – because of the restrictions of the Master Board, if we were to supply the beer, we would have to provide a general liability certificate of insurance.

Mrs. Betty Hazard commented she was told, "If the community shows movies, they have to have a special kind of license".

Vice President/Secretary Dubuss said Michael Crandell pointed that out to the activities committee some time ago.

Mrs. Virginia Scigliano suggested looking into Goombas for the food

e. Committee Reports

There were no committee reports.

f. Next Meeting

President Campbell pointed out our next regularly scheduled meeting would be July 3rd and asked the board members if they would like to postpone this meeting or change it to another date.

After some discussion among the board members, President Campbell said he would make arrangements at the clubhouse to have the meeting rescheduled to the second Monday in July and would apprise every of the time and location.

VI. ADJOURNMENT

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

Ayes: Dubuss, McCrone and Campbell

Nays: None

The meeting was declared adjourned at 10:50 a.m.

Respectfully submitted,

Bernadette Dubuss

Vice President/Secretary

Lancaster at Kings Ridge

July 9, 2012

Kings Ridge Clubhouse

I. CALL TO ORDER/POSTING OF NOTICE

President Campbell called the meeting to order at approximately 1:07 p.m.

PRESENT: Board members Dubuss, Gordon, McCrone, O'Neill and Campbell

OPEN FORUM

President Campbell said, as you know, my wife put out a request for dog food to feed some of the animals in the area whose owners cannot afford to buy dog food. Within 2-3 days we received over 300 pounds of dog food. He thanked the residents for their overwhelming support of his wife's request.

Mrs. Janet Nestel added that Clermont has a feed the children program being run by the Methodist Church. Grants have been received to assist in funding the program, but they are also open to donations. Every child that is on the free lunch program is eligible for these meals during the summer months.

Vice President/Secretary Dubuss reported she has been asked to participate in the literacy program in the city. She will notify the community when she has more information on the program, but she believes they are still seeking people to assist with the program.

Director O'Neill said he would put out a blurb on the computer regarding these programs.

Mrs. Virginia Scigliano said September is the month if people want to have their prescription, dental plans, etc. reviewed.

II. READING AND APPROVAL OF MINUTES

Director McCrone offered a motion to approve the minutes of June 4, 2012. The motion was seconded by President Campbell.

Vice President/Secretary Dubuss said she made the correction requested by the President.

Ayes: Dubuss, McCrone and Campbell

Nays: None

Abstain: Gordon and O'Neill

III. FINANCIALS

President Campbell referenced the financial reports which are available on line. He said we are in excellent financial condition and our expenses are lower than what has been budgeted.

IV. OLD BUSINESS

A. Kings Ridge Board of Directors Report

Director O'Neill, Vice President of the Master Board, gave a report on the May meeting of the master board:

Open Forum Protocol

As a result of some problems incurred at past meetings of the Master Board, they have come up with a protocol. At the beginning of the meeting, there will be an open forum where you can speak to items on the agenda. At the end of the meeting, there will be another open forum where you can address any subject. However, no decisions will be made. Items will be taken under advisement and addressed at the next agenda. You will have to register prior to the meeting if you wish to speak during the open forum, and you will be limited to three minutes.

Director O'Neill added a gentleman had requested to come in and speak to the residents of Kings Ridge regarding his bid for re-election. However, there is a policy that no political candidate is permitted to speak unless the opposing candidate is also there.

Raffles

The director reported a lot of the clubs have gotten much of their revenue from 50/50s. However, it is against state law to conduct raffles unless you are a registered 501C-3 organization approved by the state. The Women's Club applied for and received that designation. Any organization wishing to run a raffle in the clubhouse must provide the office with a copy of the paper work approving them as a 501C-3 organization.

Rules and Regulations re Liquor Consumption in the Clubhouse

Director O'Neill related an incident that took place in the clubhouse where a group requested and received permission to rent the clubhouse for a private party. They told the office liquor would not be served and, therefore, did not obtain a certificate of insurance. There were a lot of young children running around and several people got sick. They asked the Clerk to come in and clean up the mess. The Manager found out there were 4-5 cases of beer and there were fights that required calling in the police.

As a result of this incident, the board has adopted more stringent policies with regard to private parties. If you have an outside group and guests of 25 or more, you have to

purchase an alcohol policy. You must also have an off-duty police officer on the premises.

ACC Guidelines

There have been several changes to the ACC guidelines. Of most significant concern to our neighborhood is the fact that we can no longer have Southern Magnolias as the tree required by city ordinance.

Irrigation

Director O'Neill said the Board of Directors has adopted a job description for a position in the office to handle the irrigation. He noted he was only one of fifteen votes.

Street Resurfacing

Director O'Neill said the streets are scheduled for resurfacing this year.

President Campbell said the committee has received five bids. They are going to make a recommendation as to who should receive the contract. However, the President said we will have a separate contract.

Director O'Neill said he will be asking questions because there are other concerns, not just price.

Handicapped Parking

Director O'Neill reported people are having problems getting in and out of their cars parked in the spots designated for handicapped parking because of other vehicles, including golf carts, parking in the no parking areas adjacent to the handicap slots.

Pictures will be taken of cars parked there, and they will be sent a warning letter. If the vehicle in violation is a golf cart, notification will be placed on the golf cart.

Dogs

Director O'Neill reported homeowners are walking their dogs on Chapel Hill Road and many are not picking up after them. The retention pond outside of Cambridge is also full of animal feces. It is a very sore subject!

B. Trees

President Campbell said he needed a little guidance from the board. This past winter we discussed the three elm trees that were lost. We tried with no results to find out why they died. We never received an answer from any of the professionals who came in to examine the trees. It was pointed out the board in 2004 made a decision that was published in the Lancaster Leader. The trees were being replaced but the individual homeowners had the opportunity to refuse the trees. Nobody made that request, so we

planted all the elm trees. It also said that, after one year of growth, the individual homeowners would be responsible for the trees.

The President reported he had sent letters to the three residents who lost their trees. Two of the three people sent in their checks. The other resident intended to be here to appeal the decision of the board but had a family emergency. The tree in question is required by ordinance of the City of Clermont.

President Campbell then stated he needed a decision of the board to either return the two checks or pursue legal action to collect the \$125.00 from the third homeowner.

Director O'Neill said he is not going to vote because he is one of the three homeowners affected by this decision.

President Campbell said the covenants state the board has the authority to correct the non-compliance and send them a bill.

Director McCrone suggested the President try one more time to explain to them why they need to do this.

Mr. Don Hulin said the other option is to call the city and tell them there is a resident who does not have a tree.

President Campbell indicated he had spoken with Ray Goodgame who informed him you do not need a permit to replace a dead tree.

Mrs. Virginia Scigliano asked – what about a lien, then when they sell the property that is their problem.

President Campbell stated the only reason we are going through this gyration is because, if the tree causes a problem somehow, we could be held responsible.

Treasurer Gordon added – if you have a lien, the legal fee is recoverable.

Vice President/Secretary Dubuss said she had mixed feelings about this whole subject related to the trees. We discussed this problem for over a year, and never once did the decision of the previous board ever come up in conversation. Now, all of a sudden, a 2004 board decision is being raised. While she agrees in theory with the residents being responsible for the trees, there are extenuating circumstances involved here.

President Campbell said it is a moot point because the resident is responsible for the tree.

Mrs. Joyce Finkenstein added – in another community someone cut the tree down and a neighbor reported it to the City of Clermont who sued the resident. If the tree is not replaced, they are in non-compliance with the city ordinance.

President Campbell said he would send the homeowners another letter saying they have two choices: pay the \$125.00, or he will file a lien.

Vice President/Secretary Dubuss suggested sending another letter and include the article from the newsletter to which the President referred.

Mrs. Virginia Scigliano said the decision was made at the last board meeting. There is a precedent so we don't have this coming up over and over again. She asked – are you going to allow them to appeal next month?

President Campbell replied – no. I told them I would present the appeal this month because their personal problem prevented them from being here.

Treasurer Gordon offered a motion that the appeal be denied. The motion was econded by Director McCrone.

Ayes: Dubuss, Gordon, McCrone, and Campbell

Nays: None

Abstain: O'Neill

Vice President/Secretary Dubuss asked the President to please provide the residents with a copy of the newsletter from 2004.

b. Rotation of Officers

President Campbell said there was a concept mentioned some months ago that, when you sign up to become a member of the board, you would move up through the chairs.

Treasurer Gordon commented – if it's not broken don't fix it.

Director O'Neill said the Master Board has been discussing the subject of staggered terms. He said it is up to the board members to decide who they want to be President.

Vice President/Secretary Dubuss added – as long as we are discussing this subject, she has already indicated to the other board members that, when her term is up next year, she will not seek re-election.

Director O'Neill said three of the neighborhoods in Kings Ridge are having serious problems because they are lacking board members.

President Campbell acknowledged our two new residents Lou and Bertha Halter.

Director McCrone said she is not leaving the board because it has been any trouble.

Mrs. Helen Bohannon said we are lucky because we have such a small neighborhood.

D. Annual Meeting Date and Time

President Campbell said the date and time of the annual meeting came up some time back, and we just need to put it to bed. The reason we have the annual meeting in May is because that is when Lennar turned over the association to the community. The

association has the right to change the date of the annual meeting and election of officers.

Director O'Neill commented there are a few communities doing what we do. One neighborhood has their meeting in October. He personally likes it the way it is.

Director O'Neill offered a motion to keep the annual election in May. The motion was seconded by Director McCrone.

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

Nays: None

V. NEW BUSINESS

a. PDC Contract

President Campbell reported he had spoken with the gentleman who is running the master contract and he stated he has five bid proposals. He is reviewing the proposals and will make a recommendation at the end of the month. We will make our decision following the board meeting.

Mrs. Janet Nestel asked when we would have the work done.

President Campbell replied there are many factors to be weighed before a decision is made on a contractor. The very earliest the work could be done is the end of August. The President said some of the neighborhoods have chosen cold tar emulsion. The product we are talking about is a lubricant that goes in and holds the asphalt material together.

A classic case of what happens is the Hamptons who have chosen not to do it.

Director O'Neill said if you do this every five years, you do not have to resurface.

President Campbell said the product has only been around for about fifteen years. Indications are that it does extend the life of the roads. Walt Disney World is using this material on all their roads.

The President then stated the price is up about 10% from what we paid in the past, or about \$1000. It is probably going to be somewhere in the neighborhood of \$7,500.00. We have about \$16,000 in uncommitted funds. We are already under-running our budget by about \$2,000.

b. Lawn Contract

President Campbell said he is aware that some people are very upset with our landscaping contractor. One of the important things he stated he needs to explain is that the homeowners have not had the opportunity to read the contract. It specifically states they will fertilize four times a year. However, the landscaper has come in and put down

fertilizer when he was not obligated to do so because the President requested it. The language relative to the hedges is wishy-washy. It says the hedges will be trimmed to maintain aesthetic appearance. While he concurs with the feelings of the residents, he does not think he can force the issue because they are not in non-compliance. He is required to maintain the hedges at a level three inches below the sprinklers. However, he is not maintaining uniformity around the trees.

The President then reported he has reviewed the work orders for the past three months and Lancaster has had two work orders. He reminded the residents the proper procedure is to contact the clubhouse and put in a work order request.

Director O'Neill added there is also a link on the website that allows you to make it out online.

Mrs. Ann Kurilchik said what is around her landscaping is large chunks of red wood not mulch. When she dig's down below the mulch it is very dry.

Director O'Neill agreed it is just big chunks.

President Campbell said he would question the landscaper because the contract calls for Red Cypress since it is resistant to termites.

Mrs. Helen Bohannon said her mulch is too thick.

Director O'Neill said it is also spread unevenly.

Mr. Don Hulin commented – it is a catch 22.

Mrs. Bertah Halter asked why they plow the grass cuttings back in instead of taking it away? To me that kills the grass, she said.

President Campbell said he has been told the chopped up grass actually acts as fertilizer.

Director O'Neill said the St. Augustine grass grows on top of itself. However, when you cut the grass wet, it leaves large clumps.

Mr. Charles Wade asked if there is a frequency they are supposed to be cutting the grass, and is it supposed to be a specific day of the week?

President Campbell replied for the past three to four weeks it has been spasmodic. Our regular day is Wednesday. Because of the rain, they got backed up.

Mr. Wade added –even before the rains came, it would be ten days to two weeks.

Director O'Neill responded – that is in the non-growing season.

President Campbell added – there were a couple of times when I specifically requested they not cut because of the strips of dead grass. The contractor told him it was only because of the hot weather. Therefore, he told them not to cut that week.

Mr. Wade responded – in his yard, it looked like they were cutting too fast and spinning the wheels.

President Campbell replied the University of Florida said it was cutting the grass when it is too hot that caused the problem.

Mr. Ward then asked – what is being done about all the weeds?

President Campbell commented – we have a terrible problem in Lancaster, probably because all of the homes are on the golf course.

Mrs. Joyce Finkenstein asked – how often are they supposed to pull the weeds?

President Campbell responded –every two weeks. He said you can add whatever you want to the contract, but every time you add something the price goes up. Please send me information if you have specific requests. The contract is due the first of the year.

Vice President/Secretary Dubuss urged everyone to use the work order process that is in place, because that is a good barometer to see what needs to be in the next year's contract. A review of the work orders will show what is needed.

Mrs. Helen Bohannon suggested we make a list of the varieties of plants in Lancaster because, if it is not Plumbago, they don't know what to do with it.

Director O'Neill indicated the landscapers have now moved their trucks from Helen Bohannon's side of the street to his.

Mrs. Janet Nestel said, when she and her husband put down mulch, they would edge the bed so it didn't blow all over the yard.

Mrs. Helen Bohannon said you need a lip to hold in the mulch.

Mr. John Muro said he toured the neighborhood yesterday and thinks it looks much better than last year.

President Campbell replied- part of that is because of the rain. You have to differentiate between gardening and grass cutting. We are paying for grass cutting.

Director O'Neill referenced the fact the Carroll's and Joan Gill had no grass at a time when Royal was our contractor. Luke Brothers found out we had a fungus, and now everyone has grass.

Mr. Ward responded – before Luke Brothers I had more grass. Now I have weeds.

Mrs. Helen Bohannon asked if it would help if we had a list of the plants and went back to the contractor and asked how they care for them.

A resident questioned what plants they are supposed to maintain and trim.

Mrs. Helen Bohannon said it was her understanding they are only required to maintain what Lennar installed.

President Campbell added – for \$7.00 per hour, they are not agronomists.

Mrs. Janet Nestel added – Luke Brothers has been doing a decent job trimming, I would certainly hope that it is in the contract to trim my shrubbery. Most of us live here because we feel our lawns and shrubs will be taken care of.

President Campbell said some people moved in here with the impression they don't have to lift a finger in their yard. That is not correct.

Vice President/Secretary Dubuss asked if it would make sense to include a list of other services to be done at an additional fee.

Mr. Don Hulin commented – if it's not broke, don't fix it.

Vice President/Secretary Dubuss suggested Mr. Wade put in a work order.

c. Election

Vice President/Secretary Dubuss offered a motion that William (Bill) Campbell serve as President of the Lancaster Homeowners Association for 2012-2013 or until the next ensuing election. The motion was seconded by Director McCrone.

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

Nays: None

Director O'Neill offered a motion that Bernadette Dubuss serve as Secretary. The motion was seconded by Treasurer Gordon.

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

Nays: None

Director O'Neill offered a motion that Stanley Gordon serve as Treasurer. The motion was seconded by Vice President/Secretary Dubuss.

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

Nays: None

Director O'Neill offered a motion that Charles O'Neill serve as Vice President. The motion was seconded by Secretary Dubuss.

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

Nays: None

President Campbell said that Yvonne McCrone will serve as Director. There is no motion required.

d. Committee Reports

Sunshine Committee

Mrs. Janet Nestel reported Peggy Mattingly has recently been operated on for lung cancer and is doing well.

Mr. Don Hulin added – they found it and got it all out.

Mrs. Janet Nestel stated it is nice when you are ill or hospitalized to receive well wishes from your neighbors.

e. Committee Reports

There were no committee reports.

f. Next Meeting

The next regularly scheduled meeting is August 6th at 9:00 a.m.

VI. ADJOURNMENT

Since there was no further business to come before the board, Vice President O'Neill offered a motion to adjourn the meeting? The motion was seconded by Treasurer Gordon.

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

Nays: None

The meeting was declared adjourned at 2:50 p.m...

Respectfully submitted,

Bernadette Dubuss

Secretary

Lancaster at Kings Ridge

August 6, 2012

Kings Ridge Clubhouse

I. CALL TO ORDER/POSTING OF NOTICE

President Campbell called the meeting to order at approximately 9:00 a.m.

PRESENT: Board members Dubuss, Gordon, McCrone, O'Neill and Campbell

OPEN FORUM

II. READING AND APPROVAL OF MINUTES

Vice President O'Neill offered a motion to approve the minutes of July 9, 2012. The motion was seconded by Director McCrone...

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

Nays: None

III. FINANCIALS

President Campbell referenced the financial reports which are available on line. He reported we are running about \$2000 under budget for the year.

IV. OLD BUSINES

- a. Kings Ridge Board of Directors Report

Review of Proposed Amendments to Master Documents

Vice President O'Neill reported on the last meeting of the Master Association Board of Directors. He indicated one of the things the board is considering is adopting staggered terms for the members of the board rather than the one year terms that our documents now stipulate.

President Campbell asked how they would deal with filling an unexpired term if for any reason the person were removed or resigned.

Vice President O'Neill said the new member would serve the remainder of the term. In the same vein, he said they are considering the appointment of alternates. The way it works now, if a member cannot attend meeting/meetings that member would have to resign and someone would be appointed to fill in. The board is looking to create

alternates who would serve for the same length of time as the regular member. In that way a resignation would not be necessary, the alternate will fill in. It gets complicated because the current documents say you will have elections.

He added that he and Rich Ascolese are not very happy with everything that is in the proposed revisions to the documents, and they have formed a committee. They feel things like resolutions are out there that are getting lost and other things they don't know about that are still on the books.

Palms at the Entrance to Kings Ridge

Vice President O'Neill reported the palms at the entrance to Kings Ridge are dying. Five are dead and the others don't look healthy. Down to Earth is sending samples to the University of Florida to see if they can identify the disease. If you remove the palms, you cannot put in the same species because the disease is in the ground. The second problem is that we do not own the property. It belongs to the golf course. We want the golf course to remove the trees, but the cost is about \$1000 per tree.

President Campbell commented they now have to be maintained with cherry pickers, and that is very expensive.

Vice President O'Neill added – there are approximately 59 trees on both sides of the entrance.

Drainage Ditch – Stratford

He added there is a drainage ditch in Stratford that is undersized. The golf course made it worse by putting in broken concrete. We feel Clermont was negligent in its inspections when the ditch was installed. On September 18, there will be a hearing on this issue. Clermont is saying it is our problem.

Secretary Dubuss asked if Ray Goodgame is aware of this situation?

Vice President O'Neill replied – yes.

President Campbell said – you cannot sue the city.

Secretary Dubuss added – you cannot sue for non-feasance, but you can sue for malfeasance.

Vice President O'Neill said this property was never signed over, and it is a real legal hassle.

Road Sealing

The Vice President said it is time for the roads to be resealed. The association has received several estimates and had the city engineer come out and take a look at the roads. The engineer said the roads are deteriorating and need to be re-milled.

President Campbell said it was the county engineer who came in, and he is also going to come in and look at all the neighborhood roads. He said he felt the neighborhood roads were probably in worse shape. He added, when Kings Ridge was first developed, the county put out the specs for the roads. In 2001, the city took over. The requirements for the north end were less stringent than what was built under the county specs.

8-6-2012

Page 2

Entertainment Committee

Vice President O'Neill reported the Entertainment Committee has suggested we purchase a Wii, it is excellent exercise. He felt it was a great suggestion.

They also recommended the purchase of an electronic dart board, at a cost of approximately \$2500.

Seco

The Vice President reported that Seco is looking to change our meters to electronic meters.

Secretary Dubuss asked if they were going to be computerized and indicated a neighboring municipality installed computerized meters and half of them do not work. They require a cell tower for communication.

Vice President O'Neill said a Seco representative would be at the next meeting.

Insurance Lawsuit

Vice President O'Neill said there would be a re-hearing on the lawsuit.

Secretary Dubuss asked the difference between an appeal and a re-hearing.

Vice President O'Neill said they want all the judges to agree on the ruling – that is the basis of the re-hearing. If they file an appeal, they have to go to Florida Supreme Court. We are looking at approximately \$1,000,000.

b. Trees – Responsibility/Update

President Campbell reported he sent three emails to the property owner in question and has received no response. He explained the options available to the homeowner in these emails. Two of our residents who lost trees have paid to have replacement trees planted. He tried to explain to the homeowner that this is a city requirement. In addition, the ARC guidelines say there has to be a minimum of one canopy tree located in the front yard.

He added – we have several choices at this point: we can put in the tree and send them a bill; we can place a lien on the house; we can turn it over to the city and tell them we have a resident who is in non-compliance. We could also turn the matter over to the Kings Ridge Community Association.

Secretary Dubuss suggested the President speak with Len Tirrell and see if his committee will take the case.

President Campbell replied he has already done that. He said, we are all neighbors and,

8-6-2012 Page 3

If I turn him over to the city, they will fine him. It will cost him a lot of money. He suggested we take the route that will cost the homeowner the least amount of money.

Secretary Dubuss asked if we know the homeowners objection with regard to the situation.

President Campbell said in the homeowner's opinion, he had a perfectly good tree and, for whatever reason, we took it out and put in another tree.

A new resident in the audience asked- why was it taken out?

President Campbell replied – we made a conscious decision about eight or nine years ago to change all the trees. We replace the oaks with elms.

Vice President O'Neill added – there was another issue. The trees Lennar put in were not very good trees. When his oak tree was removed, the ball of the tree was very small.

President Campbell further stated- when the trees were changed out, there was a very clear statement made to all of the homeowners: if you don't want your tree replaced, please let me know. In the same newsletter, it was made clear that the association would only be responsible for the tree for the first year. After that, it is the responsibility of the homeowner.

Mr. Frank Dubuss commented it was his feeling the tree issue has gotten completely out of hand. Give him five years to pay for the tree. The man just had a stroke.

Vice President O'Neil said it would be his suggestion to put the tree in and send the homeowner a bill for \$125.00.

President Campbell said the two residents who received new trees have already paid for them.

Secretary Dubuss made a motion to turn it over to the ACC who, in turn, would turn it over to the CEC for action. The motion was seconded by Treasurer Gordon.

Mr. Muro said it will cost the homeowners a lot of money if the matter is turned over to the city.

President Campbell replied he feels King Ridge should go the limit before turning it over to the city.

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

Nays: None

V. NEW BUSINESS

a. PDC Contract

8-6-2012 Page 4

President Campbell reported he made some calls to have people come out and take a look at our roads but had no success. There is no long term history on the material that was used last time. He did some number crunching, however, on our budget and we should have \$17,000 in our reserves by the end of the year. We currently have \$6000 allocated for the resurfacing of the roads. A ballpark estimate of the cost to replace the roads would be \$56,740.00. The roads are estimated to last approximately 20 years. At the end of 20 years, we will have the \$56,000 in the bank. Lancaster probably gets less traffic than most of the other neighborhoods. The worst part of our roads is the center invert where the water runs down.

Secretary Dubuss asked if the President was suggesting we go ahead, or wait until we see the final report from the county engineer.

President Campbell replied – we might be better off to hold our money in our pockets and wait until we have to replace the roads. We do, however, have \$16,000 in uncommitted funds. We can almost replace the roads right now.

Director McCrone asked if the road in front of her house could be fixed.

President Campbell said that would require putting in a French drain. It should be done when we redo the roads. He further added – if we have to do some minor repairs, the move in move out cost is \$800-1000. He said the board needs to make some reasonable decision about the rejuvenation.

Vice President O'Neill replied – other than the way they put it down, I like the rejuvenation. He also said it was his understanding it looks better the second time you put it down. He referenced the visible cracks around the sewers.

After further discussion, Vice President O'Neill offered a motion that this matter be tabled to 2013.

President Campbell explained he felt the motion should be to postpone the project until we get more information on the roads.

Vice President O'Neill amended his motion to comply with the President's suggestion. The motion was seconded by Director McCrone.

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

Nays: None

b. Lawn care Contract

President Campbell reported on his continuing frustration with the current lawn care company, and the fact there is a considerable amount of weeds in most of the plant beds.

8-6-2012 Page 5

Vice President O'Neill said they came in here on Friday about 4:00 p.m. and they cut the grass in the rain.

Mrs. Joyce Finkenstein said there were grass clippings all over the mailboxes.

Vice President O'Neill said the grass was cut very unevenly. They did a terrible job!

Secretary Dubuss added – when they trim the hedges, it looks as though they never sharpen the blades because the hedges look all chopped.

Treasurer Gordon suggested a lawn care company out of Apopka to the President.

President Campbell added he had spoken to the board in Stratford, and they are very happy with their lawn care company.

Mr. Ken Rowe asked why we have to call the clubhouse to get our hedges trimmed, because we never had to do that before.

President Campbell said that procedure was always in place. However, he used to make the calls but got tired of doing so.

Mr. Rowe said the previous company came in and got the job done in four hours.

The President said – if you saw that I saw, you would understand why they were fired.

C. Committee Reports

Director McCrone reported she was informed the new ARC guidelines would be available online after the 18th.

Vice President O'Neill added they are basically done. The only approved tree for Kings Ridge now is winged elms, no matter what the City of Clermont says.

Mr. Frank Dubuss asked – if you have other neighborhood trees, do they have to be taken out?

President Campbell replied no, they are grandfathered.

d. Next Meeting

Since the regular date in September for our next meeting falls on Labor Day, the board agreed it would meet on an as-needed basis.

VI. ADJOURNMENT

Since there was no further business to come before the board, Vice President O'Neill offered a motion to adjourn the meeting. The motion was seconded by Treasurer Gordon.

8-6-2012 Page 6

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

Nays: None

The meeting was declared adjourned at 10:10 a.m.

Respectfully submitted,

Bernadette Dubuss

Secretary

Lancaster at Kings Ridge

September 10, 2012

K.R. Document Review

Kings Ridge Clubhouse

I. CALL TO ORDER/POSTING OF NOTICE

President Campbell called this special meeting to order at approximately 9:00 a.m.

PRESENT: Board members Gordon, McCrone, O'Neill and Campbell

ABSENT: Dubuss

President Bill Campbell explained the purpose of the meeting is to review the proposed change to the Kings Ridge Documents submitted by the Kings Ridge Community Association Board of Directors.

Before continuing with the Document Review, Bill Campbell needs approval on several Lancaster Issues.

1. Our present bank BB&T is raising their fees however; Regions Bank has indicated a lower fee for the same services. Stanley Gordon made a motion for Bill Campbell to investigate and if the fees are lower, to go forward with the change. Charlie O'Neill second the motion. The motion passed unanimously.
2. Lancaster roads are due for repairs. Should Lancaster wait until next year to repair or schedule it for 2012? The Board felt the work should be completed in 2012. Asphalt Restoration indicated they would try a new product on repairing the crack appearing in the center of the roads. They would like to use Lancaster as a test for this product at no cost. Since the last restoration seem to work on the Lancaster roads Charlie O'Neill made a motion to have Asphalt Restoration apply another coating of PDC at a cost of \$7500 and to repair the cracks. Yvonne McCrone second the motion. The motion passed unanimously.

3. The tree planted on Lot 39 is in bad shape, Bill Campbell will contact Luke Brothers in order for them to return the tree to the nursery while it is still within the 90 day guarantee period. Since the homeowner refuse to have a tree the defective tree will not be replaced. The only recourse left is to report the non compliance to the City of Clermont. Charlie O'Neill made a motion for Bill Campbell to report the violation, Stanley Gordon second the motion. The motion passed unanimously.

Yvonne McCrone advised everyone to be sure and call 811 before adding or removing trees. This could avoid damage to underground utilities.

Bill Campbell indicated a scope of work for lawn maintenance is completed and bid packages are being sent out.

After reviewing the proposed changes to the Kings Ridge Documents some issues arose.

1. Community Declarations Article VI Section 3. The Lancaster Board, and members in attendance, felt a cap should be placed on spending for major change. The Board feels a \$500,000, or some other limit, should be placed on any project. Anything higher should require approval by the Class A (75%) voting members.
2. Community Declarations Article I Section 14. The Board feels the required 75% vote should be by all Class A voting members not the BoD and Neighborhood Voting Members (the 45).
3. Community Declarations Article IX Section 1. The original intend of the Article was to protect the spouse of a homeowner who may inherit the home and be under the age of 55. As the Article now states, anyone that may inherit a home could be under the age of 55. The board feels this Article should be rewritten.

After further review of the documents, the Board feels the changes to the document are not complete and additional work is needed. The Lancaster Board recommends a no vote on the document changes. They will support a temporary resolution to satisfy the needs of the mortgage holder.

A motion was made by Charlie O'Neill at 11:00 to adjourn, Yvonne McCrone second the motion. The motion passed unanimously.

Submitted by;
Charles J. O'Neill
Vice-President

Lancaster at Kings Ridge

October 1, 2012

Kings Ridge Clubhouse

I. CALL TO ORDER/POSTING OF NOTICE

President Campbell called the meeting to order at approximately 9:00 a.m.

PRESENT: Board members Dubuss, Gordon, McCrone, O'Neill and Campbell

OPEN FORUM

II. READING AND APPROVAL OF MINUTES

Vice President O'Neill offered a motion to approve the minutes of September 10, 2012. The motion was seconded by Director McCrone.

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

Nays: None

III. FINANCIALS

President Campbell referenced the financial reports which are available on line. He reported we continue to under run the budget by about \$3000 for the year.

IV. OLD BUSINES

a. Kings Ridge Board of Directors Report

Vice President O'Neill reported the Master Association Board of Directors had two meetings in September.

The 2013 budget, which reflects a reduction of \$8.00 per month, was introduced. Everyone received a copy.

Highgate is asking the association to help offset increases in their budget because everyone uses the roads in Highgate to go to the north spa and the north golf course. Most of the traffic is on golf carts, and the board does not feel that is ruining the roads. We have nothing to do with the golf carts that are heading to the golf course. That is a discussion that needs to take place with the golf course. If the association were to reimburse Highgate, that would mean Aberdeen and Brighton would also have to be reimbursed because people go through those communities to access the north spa. It opens up a whole can of worms.

President Campbell commented – it would also mean \$5.00 per person if you grant the request.

Vice President O'Neill added – when Lancaster roads are done, it will cost approximately \$120.00 per house. Highgate is not paying an excessive amount for their road resurfacing.

The Vice President added – the parking lot at the clubhouse is in very poor shape. Hopefully that will be done before the end of the year.

The second meeting in September was with the 45 neighborhood representatives who will vote on the amendments to the documents. The Master Board thought that meeting would be cut and dry. However, about 90% of the 45 were opposed to adopting the amendments in their current form and suggested several changes. If you are interested in receiving a copy, Vice President O'Neill will email a copy. Basically, what they are supposed to be doing is consolidating the documents. There were also changes required by the bank. Another major change deals with foreclosures. Several of the other changes were intended to remove redundancies. At the conclusion of the meeting, it was decided that the 45 put together a list of what they feel should be changed and bring it back to the board.

President Campbell explained, for the benefit of new residents, that the board of 45 represents 3 members from each neighborhood. He added one of the things that was discussed at length is the subject of misinformation: Kings Ridge Community Association is purchasing homes. That is not true; they are foreclosures on liens which allows them to rent the homes while they are in foreclosure. Some of these homes were not paying fees for 2-3 years.

Mrs. Grayce Marler said she ran into a resident of Highgate who was very upset at the prospect of homes in Kings Ridge being rented, and asked who was going to interview the potential renters. He was concerned that this not become a rental community.

President Campbell said Highgate has a strong policy relative to rentals. They run a background check on potential renters.

Vice President O'Neill said there is a procedure to allow the board to gain access to the house to ascertain its condition prior to foreclosure.

President Campbell replied it is a good program and is saving the residents money. Last year we wrote off \$40,000 in bad debt.

Trees – Responsibility/Update

President Campbell said we have guests here who are the center of the problem. He asked if they would like to address the board.

Mr. Frank Tomanelli replied – my position remains the same.

President Campbell said, simply stated, Mr. Tomanelli's tree died for reasons which are unknown.

Mr. Tomanelli said it was a defective installation. The community decided to take out a perfectly good tree that the builder put in and replace it with the Elm, and it was a defective installation he repeated. When you replaced it, the ball of the tree was sticking up outside the hole. That died, too.

President Campbell said he instructed the landscaper to remove it because we had a 90 day warranty.

The President then read from the September 2004 Newsletter which he said was delivered to everyone. Whether or not they read it, he does not know. He said to the Tomanellis, you had eight years to comment and you didn't.

Mr. Tomanelli replied when they purchased their home, they were told they by the sales staff they were not responsible for the maintenance of the outside of the their home.

President Campbell said he has written letters to ask Mr. Tomanelli to bring his home into compliance with the Master Association regulations and the City of Clermont ordinance. He indicated the association has the right to correct the situation and send the homeowner the bill. Regardless of whether it was planted properly, it was the contractor's responsibility for the first 90 days. The matter has now been turned over to the Kings Ridge CEC. They will hold a hearing on November 8.

In a conversation the President had with the city, they told him they would come out and fine the homeowner for violations of the ordinance.

Mrs. Grayce Marler asked for clarification of the time period.

Mr. Tom McCrone asked – when was the Elm tree installed?

President Campbell replied – 2004.

Mr. Frank Dubuss asked if this might be the time for the board to reconsider its covenants?

President Campbell replied the board has already ruled twice. As President of this association, I have an obligation to enforce the rules. If you bring a petition signed by more than 27 of the homes in Lancaster, then the board will consider it.

Director McCrone said she is the board member who made the motion that we be responsible for our own trees.

Secretary Dubuss expressed concern as to whether or not the 2004 Newsletter would be considered sufficient notification to the residents. While Chapter 720 says you only have to save your minutes for seven years, it does not appear there ever were minutes of a meeting when this decision was made.

Secretary Dubuss then offered a motion that we get a legal opinion as to whether or not the newsletter constitutes sufficient notification under the state statutes. The motion was seconded by Treasurer Gordon.

Mr. Gordon said he seconded the motion because he was concerned that we might be treading down the wrong road here.

President Campbell said he felt, based on past experience, the newsletter would be sufficient notification.

Mr. Gordon asked how our policy compares to other neighborhoods?

President Campbell explained the board was very concerned with possible ramifications of accepting responsibility for the trees. He related an incident where a resident wanted the board to pay for plumbing fees that were the result of tree roots choking a pipe. These decisions, unfortunately, have other ramifications.

Mrs. Joyce Soltero said she paid \$400.00 to replace landscaping that had been installed by Lennar. She said, the point she was trying to make is be careful what you wish for. If you say the association is responsible for everything on your property, then you are going to pay for everything that goes wrong.

Mr. Frank Dubuss replied – we are just trying to limit it to the canopy trees.

Mr. Don Hulin asked Mr. Tomanelli – if you noticed the tree was being choked, why didn't you say something?

Mr. Tomanelli replied – I am a city boy.

Secretary Dubuss commented the board has the authority to change the policy without amending the documents.

Mr. Frank Dubuss then asked – doesn't it say the sprinklers are included.

President Campbell replied – the sprinklers are maintenance only.

Mr. Frank Tomanelli said we are getting off the subject. You took out a perfectly good tree without my permission and replaced it with a tree that died.

President Campbell replied – you were notified.

Mr. Frank Tomanelli said he had no recollection of ever receiving any notification.

The President then called for a vote on the motion.

Ayes: Dubuss and Gordon

Nays: McCrone, O'Neill and Campbell

The motion to obtain a legal opinion failed.

Mrs. Dubuss said she knew the motion would fail, but she had to try because she feels strongly we are not on solid legal ground.

c. PDC Contract

President Campbell reported he had signed a contract this week to allow for the application of the petroleum distillate on the roads. He explained the repair work that would have to be done at the two circles on Dobson Street before the application of the rejuvenation product. The regular work is expected to commence on Wednesday, December 1. During that time, traffic will not be allowed on either Grafton or Dobson Streets for a period of 72 hours. He cautioned the residents not to grind their wheels on the roads right after the product is applied because it would damage the asphalt. If you should get the product on your driveway, instructions will be provided as to how to remove it.

d Lawn care Contract

President Campbell reported he had given written notification to the contractor that his contract will not be renewed. Last Saturday he met Luke Brothers new regional manager who indicated he would like to come out and pay him a visit. The bid documents are going out today to two contractors as well as the current contractor.

Vice President O'Neill said his lawn is full of crabgrass and would probably cost him somewhere in the neighborhood of \$500.00 to restore.

Secretary Dubuss asked if the people who have the current specs have bid before?

President Campbell replied one contractor is new and the other is the lawncare company servicing Stratford.

Secretary Dubuss said the contractor from Stratford bid on our last contract and the board said they were too small.

In response to a question from a resident, President Campbell said the contractor is only responsible for the plantings put in by Lennar, not the ornamental plants put in by the residents.

V. NEW BUSINESS

a. 2013 Budget Discussion and Approval

President Campbell referenced the proposed budget for 2013, copies of which have been provided to everyone. He referenced the 3% increase in the line item for the lawncare contract because we are asking for significantly more in the bid specs. With regard to office supplies, the President said he uses a lot of printer ink. He referenced and explained several other line items in the proposed budget. He increased the amount of money that may or may not be needed for legal fees.

The President asked the board members to look specifically at the line item for reserves. We are using a substantial amount of these monies for the road resurfacing.

Vice President O'Neill then offered a motion to adopt the budget as presented, along with the request to utilize \$10,000 from the contingency reserves. The motion was seconded by Treasurer Gordon.

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

Nays: None

b. Committee Reports

President Campbell reported we have new residents, Pat and John Parker, moving into 2087 Grafton Place, from the Villages. The Petermans have a contract on their house. It was bought by a gentleman from Canada.

ACC

Director McCrone said if you have any problems or want to make any changes to the outside of your home, please see me, Everyone will be provided with a copy of what is permitted in your yard. She reminded everyone they must call 811 before doing any planting.

President Campbell said the new architectural guidelines are on the Kings Ridge web site.

Secretary Dubuss said the Kings Ridge web site is very outdated and asked who is responsible to maintain it?

Vice President O'Neill said the staff does not have time to keep it updated.

President Campbell said we need to look at the ACC guidelines in the context of the Lancaster guidelines and see if we want or need to make changes. Vice President O'Neill will compare the two documents and make a report to the board.

With regard to the proposed revised documents, residents will have to purchase hard copies prior to adoption by the board. After adoption, each household will be provided with a copy.

c. Next Meeting

The next regularly scheduled meeting is November 5.

VI. ADJOURNMENT

Since there was no further business to come before the board, Vice President O'Neill offered a motion to adjourn the meeting. The motion was seconded by Treasurer Gordon.

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

Nays: None

The meeting was declared adjourned at 10:40 a.m.

Respectfully submitted,

Bernadette Dubuss

Secretary

Lancaster at Kings Ridge

November 5, 2012

Kings Ridge Clubhouse

I. CALL TO ORDER/POSTING OF NOTICE

President Campbell called the meeting to order at approximately 8:58 a.m.

PRESENT: Board members Dubuss, Gordon, McCrone, O'Neill and Campbell

OPEN FORUM

President Campbell indicated there are three contractors heretoday to make a presentation regarding our lawn care services for 2013. He has allocated thirty minutes per each presentation, including questions and answers from the residents and the board members.

1. Luke Brothers

President Campbell stated Luke Brothers has been our contractor for the past two years. He then introduced the new regional manager for the company.

Mr. Jaime Beaulieu said he met Bill Campbell about four weeks ago at a seminar. He reported he was made aware of some service issues and the fact the community was not happy with Luke's services. He drove and walked the neighborhood with Bill Campbell and identified a lot of the issues. He made a commitment to the President that he would personally oversee the work in Lancaster. He highlighted some of the changes that have been made in the service and indicated it should have been done this way since day one.

In response to a comment from Mr. Steve Unger, the regional director said they currently are performing lawncare services for six communities in Kings Ridge. There are eighteen employees on site. He has been in this industry for thirty years. Some of the changes he has made include swapping out some of the mowers for smaller mowers. It slows down the process but causes less damage.

Mr. Charles Wade said he noticed that, most of the time, they do not complete the job in one day. It drags out for three or four days. The previous contractor got the job done in one day.

The regional director said, since meeting with Bill Campbell, they are on a rigid schedule. There are different plant materials that grow quicker than others.

Mr. Frank Dubuss said whatever they put down seems to be killing the plants. He asked if more mulch would be helpful.

Mr. Beaulieu replied that, if you go above three inches, you end up with problems. We are training our people.

Mr. Larry Rubright asked if they are going to set up a better system of following up on the work orders?

Mr. Beaulieu said he has door hangers.

Mr. Doug Ballantyne asked how they handle dollar weed. He said it seems sometimes he has more dollar weed than grass.

The regional director responded the best time to treat dollar weed is in December and January.

Mrs. Betty Hazzard commented that sometimes the crew is rushed and cannot complete the job. They have to leave before the job is done.

Part of the new scheduling implemented by Luke Brothers is that they do not leave until it is done.

Mr. Robert Ruggiano said he still has sprinklers watering his driveway.

Mr. Beaulieu said some of these gear driven heads will cause the sprinkler to go in a different direction. If you have a problem, we will come out and readjust the head. He said he thinks they are doing a better job, but there are still issues that need work. He gets copies of all the work orders both open and closed.

President Campbell commented if they do not know about it, they can't fix it. All you have to do is call the clubhouse and tell them you have a problem.

Mr. Larry Rubright asked how often they weed?

Mr. Beaulieu said the contract calls for once a month, but they are out here multiple times.

Mr. Rubright then asked what they plan to do to reestablish the bed lines.

Mr. Beaulieu said President Campbell had addressed that with him. Once they straighten out some of the other problems, he will then address the bed lines.

Vice President O'Neill said, in between the application of weed killer, the weeds grow with a vengeance so that a whole section of his lawn is now crabgrass.

Mr. Beaulieu agreed it is a problem but said the State of Florida has outlawed the chemical product they used to treat the crabgrass

Mrs. Ann Kurilichik said she has to say her lawn looks 100% better. She asked if there were any plans to try and get the job done in one day because currently they are in and out of the neighborhood several times a week?

Mr. Beaulieu replied they are trying to get a lot of things caught up. Right now they come back on a different day to do the trees and shrubs. In the course of a month, you will see us in your neighborhood about six times.

Mr. Chales Wade said his yard is filled with sage, Bermuda grass, crabgrass and other things. Most of this has occurred since they took over the service. He put in a work order in June or July and never heard anything.

President Campbell suggested Mr. Wade put in another work order.

Mr. Larry Rubright asked if the company has aeration services a resident could pay for?

Mr. Beaulieu replied Luke Brothers has a list of services they can provide.

Secretary Dubuss asked if they would come in and test the soil in a specific area?

Mr. Beaulieu replied – yes. There is no charge for that service.

The regional director added – we are not in the business of losing customers. Shame on me that I was not here sooner.

2. Dora Landscaping

Mr. James Oyler of Dora Landscaping addressed the audience. He said Dora Landscaping has been in business for thirty-nine years. They specialize in doing quality work. Their men are trained in plant management. They have an office in Apopka.

Mr. Oyler said they are a medium-sized company and he and his son, Hank, run the operation.

Mr. Hank Oyler said he oversees the day-to-day operation. They also have a CPO who handles the spraying and pest control. He believes the customers need to know at all times what is going on.

Mr. James Oyler indicated weeds are a continuing problem. They map out each community and put out a rotation schedule.

President Campbell commented one of the problems is all of our homes are on the golf course.

In response to a question from the board, Mr. James Oyler replied they do not currently do any work in Kings Ridge.

Mr. Robert Ruggiano asked – what do you plan on doing to make our grass grow?

Mr. James Oyler replied they would apply roundup to the grassy areas. We have a very regimented weed control program. We do not run mowers from job to job. They are steam cleaned between operations.

Mr. Steve Silpe asked if they could explain their resources and tell us how many homes they currently serve.

Mr. Jim Oyler said they do not currently serve any houses. They do commercial establishments, theme parks and homeowners' associations.

Mr. Hank Oyler added most of their business comes from referrals.

Mr. James Oyler said they understand the relationship between construction and maintenance. Plants only have a certain life span. We know which plants do well in an area and which don't. We like to have repeat customers.

Mr. Doug Ballantyne asked how the numbers came in on the three contractors.

President Campbell said the difference between Dora and Luke is \$3,000.

Treasurer Gordon indicated they were clients of his for over thirty years when he was a practicing CPA. His son worked for them and was worn out because they required him to work so hard.

IV. OLD BUSINESS

At this point in the meeting, President Campbell turned the floor over to Vice President O'Neill to report on the business of the Master Board.

a. Kings Ridge Board of Directors Report

Vice President O'Neill reported that, at the last meeting, they brought in Harry Carls to discuss changes to our documents. He took up the whole meeting. To have something changed in the documents, you need 75% of the Class A members and 75% of the homeowners. However, the bylaws only require a 66% vote. There is not a discrepancy in our documents as originally thought, this is based on state law. It was suggested the master board members have alternates in the event they cannot attend a meeting. Harry Carls said, under Chapter 720, you cannot have alternates. That is not quite true. It does not state anything one way or the other. It does say only an appointed director can vote.

There is a meeting schedule on November 13 for the 45 voting members of all the communities. The attorney reported certain things must remain in the documents.

In response to a question from the audience, Vice President O'Neill said the meeting notices are posted in the clubhouse.

President Campbell explained that each community has a certain number of votes based on the number of homes in the community. However, the vote cannot be split.

With regard to the Stormwater Issue in Stratford, there is a meeting scheduled for the 18th. The attorney says we have a chance of winning if we file suit against Lennar. Last year we hired an engineer for \$7,000 to tell us what is wrong. Now they are going to hire an engineer again.

US Lawns

Mr. Joe Ramirez, owner of US Lawns, said he had submitted a proposal for the lawncare services in Lancaster two years ago. He currently is contracted for the service in Stratford. He explained this is a franchise of a company owned by Valuepress. As the owner of the franchise, he has the best of both worlds. He is very hands on and likes to stay on top of everything. US Lawns was founded in 1986. He owns the the south Lake territory and is in Clermont every day. He referenced the proposal he submitted and highlighted the four major areas. They have a thirty-six week training program for all employees.

Mr. Steve Silpe asked – what percentage of your business is homeowners associations.

Mr. Ramirez replied – about 50% here in south Lake county.

Director McCrone asked – do you perform extra services on the side, such as tree trimming?

Mr. Ramirez replied – yes, we can perform those services.

Mr. Robert Ruggiano asked – who checks on the equipment to make sure it is working properly?

Mr. Ramirez responded that is the foreman's responsibility. Every time we go into an area to cut, we make sure we have sharp blades. The foreman is on site every week.

Mrs. Betty Hazard asked – do you sometimes use the bigger mowers?

Mr. Ramirez replied they do not use riders. He added they take care of about thirty properties, most mid-sized.

Mr. Larry Rubright asked – what do you do for weeds?

Mr. Ramirez said the proposal calls for every other week. They pull weeds that are larger than 2". He then explained his weed control and protection program.

President Campbell added – it is in the contract.

The residents discussed the pros and cons of the three proposals.

Mr. Steve Silpe commented these companies are in business to make money, and we are the small kid on the block. We might suffer.

President Campbell suggested we complete Vice President O'Neill's report on the Master Board meeting, and then we can discuss the pros and cons of the three proposals.

A. Master Board Report Continued

Vice President O'Neill referenced the request from Highgate that we contribute to the cost of maintaining their roads. To have our roads repaired, it is going to cost \$140.00 per home. In Highgate, they are paying \$123.00 per home. This was given to the road committee for review. There will probably be a vote at the next meeting.

PermaStripe has been hired to do the common roads and the clubhouse parking lot at a cost of \$94,967.00. The Vice President said he did not think this is the way to go. He is not a big fan of the PDC.

He further reported there was a request from the Boy Scouts to come in and conduct a food bank. They were given permission to come into all of the neighborhoods to collect food. That should be a neighborhood decision.

Brighthouse is talking about coming in and installing hot spots that will enable you to take your computer anywhere in the community and access the internet.

Vice President O'Neill said director Ramos was looking for a location for a dog walk.

Mrs. Betty Hazzard commented – you have to get after the people who don't pick up after their dogs.

Vice President O'Neill replied the city regulations say they are not supposed to be anywhere except on your property.

Mr. Frank Dubuss asked Vice President O'Neill if there was anything new with regard to the lawsuit.

Vice President O'Neill replied – we won the lawsuit, now it is just a matter of what Sagamore is willing to pay. They are currently going through minutes and financial statements'.

President Campbell called a recess. The meeting was reconvened after a ten minute break.

President Campbell referenced the three bids for lawncare services:

US Lawns	\$45,404.00
Luke Brothers	\$43,316.00
Dora	\$47,835.00

Mr. Doug Ballantyne said he has only been back three weeks, but his lawn looks as good as he has ever seen it.

Mr. Larry Rubright asked the President how Luke Brothers responds to him?

President Campbell said he is now receiving prompt responses when he calls Luke Brothers. He commented, when you get into the details of the contract, there are a lot of things you cannot see. He believes the new regional director is trying to do the work.

No matter who you use, if you don't tell them something is wrong or needs to be done, they don't know. The work order system works now.

Mr. Robert Ruggiano said he put in a work order, and they were there the next day.

Mrs. Fran Rubright said they are more aware now that we were very unhappy. I think we should give them another chance.

Mr. Steve Silpe expressed concern that Dora is currently doing large commercial establishments, and we might not get proper service.

Mr. Charles Ward said he is very skeptical about Luke Brothers. They are giving us good service now because they don't want to lose the contract. He feels Dora is the most professional. The fact they have professional properties is a plus not a minus. If they don't perform, they would be gone. The fact they clean the equipment between jobs he also viewed as a plus.

Mr. Frank Dubuss said US Lawns has been in Stratford for two years, and he hears great things about their service. Luke Brothers is now in Aberdeen, and the people there say they are awful.

Mrs. Joyce Soltero said Luke Brothers is our third contractor. They all come in gung ho in the beginning.

President Campbell said this is the first time we have had a regional manager involved.

Mr. Steve Unger said he heard the problem became one of too much business for Luke Brothers.

Mr. Doug Ballantyne said cleaning the mowers is not a big deal for him.

Treasurer Gordon said he finds himself in an embarrassing situation. Dora was his client for over thirty years. My step son is construction manager in Disney. If they don't perform, they are dismissed and do not receive future contracts. Obviously, they are doing something right. I recommended them because I think they are a fine company. If push comes to shove, I may abstain from voting.

In a straw vote, Luke Brothers and Dora received the same number of votes.

Vice President O'Neill then offered a motion that we hire Dora as our landscaping contractor, effective January 1, 2013, at a price of \$47,835.00. The motion was seconded by Secretary Dubuss.

Mr. John Muro said he feels we should change companies.

After further discussion, there was a roll call vote on the motion.

AYES: Dubuss, Gordon and O'Neill

NAYS: McCrone

NO VOTE: Campbell

II. READING AND APPROVAL OF MINUTES

Vice President O'Neill offered a motion to approve the minutes of October 1, 2012. The motion was seconded by Treasurer Gordon.

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

Nays: None

III. FINANCIALS

President Campbell referenced the financial reports which are available on line. He reported we are down to about a \$1000 underrun of the budget, due to the road repair costs of \$2600.

B. Tree Responsibility

Mrs. Marge Tomanelli said that twice trees that were improperly planted on their property died. She said – I truly feel, since we are paying for service, why doesn't the landscaper detect what is wrong? It is creating dissension among our residents for \$125 per tree. I merely feel it is not my responsibility. I have 22 signatures that say it is not the responsibility of the residents. I want to know what you feel about it, she said.

Mr. Steve Silpe said that was discussed at a previous meeting and accepted that each homeowner is responsible for their tree. I think discussing this any further is a waste of our time.

Mr. Frank Tomanelli said he had a perfectly good tree that was taken out without his permission.

Treasurer Gordon said he felt the board should reconsider the matter of paying for the three trees.. He said we could lose a board member over this.

President Campbell said there is another tree that looks like it is dying.

Mr. Tomanelli said the trunk of that tree is not being choked by a wire.

Director McCrone asked – why didn't you remove the wire?

Mrs. Tomanelli replied – we are not elected to do that.

Mr. John Muro said when something on his property dies, he pays for it.

Mr. Don Hulin said – you can't keep pushing this off. If you pay for them, and next week another tree dies...

Mrs. Tomanelli asked – why is that tree dying?

President Campbell said he does not know if the signatures on the petition are the designated voters for that particular household. If two people cannot agree, there is no vote.

Secretary Dubuss expressed concern that there were never any minutes of a meeting where the board made the decision to make the homeowners responsible for the canopy trees after one year. Even though Chapter 720 says you can destroy minutes after seven years, in her mind there is no proper documentation of this board decision. She suggested, if it is the wish of the majority of the board members, the rule should be reaffirmed.

Vice President O'Neill then offered a motion that the homeowner is responsible for the canopy tree and that this is a reaffirmation of the board decision made in 2004.

The motion was seconded by Secretary Dubuss.

ROLL CALL:

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

Nays: None

C. PDC Contract

President Campbell said he is in the process of putting out a letter to everyone letting you know what to expect. I will put it in everyone's mail box. Whether or not you choose to read it is up to you. He highlighted some of the areas of concern. There will be no mail delivery for three days. We are scheduling so the trash can be picked up that week. If you drive on the fresh overlay and turn your wheel, you will tear up the asphalt.

In response to a question from a resident, the President said it is recommended you spread sand on your driveway. The details will be covered in the President's letter to the

residents. He suggested the residents make some plans, because they will not be able to drive on the roads for a few days.

Mr. Larry Rubright commented that this board works very hard for everyone who lives in Lancaster, and he does not feel they have a hidden agenda.

D. Xmas Event

President Campbell referenced the fact that there is normally a sing-along and chili party that takes place before the holidays. It is normally the first or second week in December on the Dobson Street circle.

C. ARC Review

President Campbell said that, last month, Charlie O'Neill volunteered to review the changes that had been made to the ACC regulations and compare them to Lancaster to determine whether or not we need to amend ours.

Vice President O'Neill said there were some changes made – simple wording – the homeowner must obtain. With regard to driveways, the language is a little bit stricter. He further explained the language change with regard to pavers. They also tightened the language with regard to the canopy trees. Kings Ridge only permits a couple of the trees that are part of the approved list in the Clermont city ordinance. With regard to lighting, they have become very lenient. He has highlighted all of the changes, so we can go through and decide what we want to do with regard to Lancaster's document.

Mr. Steve Silpe asked if he would be emailing the residents with all of the changes.

The guidelines can be accessed through the Kings Ridge web site.

Medallions are strictly forbidden.

President Campbell said he has been very perplexed for the past several months. He related a particularly venomous half hour conversation with a resident which he found deplorable. We are all neighbors. We have to live together. People are choosing sides, he said. I don't want any part of it. He reminded everyone, if he decides to quite, it will cost the residents of Lancaster a lot of money to do the things he does for the community.

Secretary Dubuss said when she did a survey recently, we are the only neighborhood that does not use a management company.

President Campbell updated the residents on the homes that were recently sold. He said one of the new residents is confined to a wheel chair.

ADJOURNMENT

Since there was no further business to come before the board, Vice President O'Neill offered a motion to adjourn the meeting. The motion was seconded by Director McCrone.

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

Nays: None

The meeting was declared adjourned at 11:50 a.m.

Respectfully submitted,

Bernadette Dubuss

Secretary

Lancaster at Kings Ridge

December 3, 2012

Kings Ridge Clubhouse

I. CALL TO ORDER/POSTING OF NOTICE

President Campbell called the meeting to order at approximately 9:07 a.m.

PRESENT: Board members Dubuss, Gordon, and Campbell

ABSENT: McCrone and O'Neill

OPEN FORUM

There were no questions or comments at this portion of the meeting.

II. READING AND APPROVAL OF MINUTES

Treasurer Gordon offered a motion to approve the minutes of November 5, 2012. The motion was seconded by President Campbell

Ayes: Dubuss, Gordon, and Campbell

Nays: None

Absent: McCrone and O'Neill

III. FINANCIALS

President Campbell referenced the financial reports which are available on line. He reported we have a year to date surplus of \$546.06 even with the expenditure to fix the roads.

The President then asked Treasurer Gordon if there was a need to amend the annual budget in light of the fact we have hired a landscape contractor for more money than we anticipated at the time of adoption of the budget.

Treasurer Gordon said he would be amenable to using monies from the reserves to offset the increase. At any time during the year, we can amend the budget if it becomes necessary.

IV. OLD BUSINESS

a. KINGS RIDGE BOARD OF DIRECTORS REPORT

In the absence of our representative to the Master Board, Charles O'Neill, President Campbell reported on the monthly activities of the board.

The President indicated the finances for the club and the associations are in reasonably good condition. Unfortunately, there are thirty (30) homes in arrears with regard to dues, and that number could go to forty (40) in December. As he understands it, there are a number of people who refused to pay their dues when we did not have full use of the clubhouse. One homeowner actually took the case to the courts, and the courts ruled in favor of Kings Ridge. There is another home where the owner has not been seen for several months, and there are young people living in the home. The court ruled they must vacate the property and said law enforcement had the right to remove them if necessary.

President Campbell reported on the status of a drainage situation that could be putting some homes at risk long term. Final plans to correct the situation are being formulated. While the situation reverts back to Lennar, the statute of limitations has expired so we cannot require them to contribute to the cost of the project.

He then reported Hlghgate had requested \$10,000 to ameliate the repair of their roads. The board of directors refused the request. The vote was 13-2.

With regard to the proposed revision of our documents, the final copies are being reviewed by the board, our attorneys, and the three (3) representatives of each neighborhood. There is a meeting on the 19th to accept or reject the revisions.

The BOD approved a 2.56% increase for the staff.

The Womens Club requested approval of three functions for February, March and April. However, all clubs are limited to two functions a year.

The ACC is working on two (2) new guidelines. One of the guidelines relates to the time for putting up and taking down holiday decorations. The other is relative to roof replacement.

Mr. Don Hulin asked if they came up with a price for the water pump. It keeps going up.

President Campbell replied – no.

With regard to the settlement of the case regarding the roof collapse, the insurance company is questioning the total amount we requested for the repairs. They are questioning things such as temporary air movement measures and temporary quarters for the staff. The matter is still being reviewed by the courts.

b. Tree Responsibility Update

President Campbell asked if Marge and Frank Tomanelli had any comments for the record.

Mr. Tomanelli replied he is not going to put in an elm tree, that we have the worst tree lined street in the development.

President Campbell said the matter is on the agenda for the next meeting of the Covenant Enforcement Committee.

V. PDC CONTRACT

The President reported the PDC road work will commence on Wednesday. The roads will be down for three days. However, emergency vehicles will still have access if necessary. Access to regular vehicles will be closed until Saturday afternoon. The newspapers will be in a recycle box at the entrance to Lancaster. Anything that remains in the box by 6:00 p.m. will be disposed of each day.

He added the grass will be cut back from the roads tomorrow.

In response to a question from a resident, President Campbell said, if the material gets on your driveway, you can clean it off. Also, it will eventually wear off. Please do not use detergent. It will run off the driveway and onto the PDC and mess up the oil.

The best solution is a light coating of sand or plastic sheets.

President Campbell added cars can be parked on Danbury Mills Road or at Publix. Residents can drive their golf carts to their cars if necessary.

V. NEW BUSINESS

a. Kings Ridge Documents

President Campbell reported we are in the process of changing the governing documents for Kings Ridge. The three (3) elected people from each neighborhood, along with the Master Board of Directors, will be voting on the 19th. He will send an electronic copy to each household.

He commented jokingly, if you have nothing to do, read the documents. I guarantee they will put you to sleep. Please give your feedback to any one of the three neighborhood voting members, ie., Bernadette Dubuss, Charles O'Neill or myself.

The President said there are four (4) issues of concern to him:

1. Within the documents there is a provision for election of the directors. The neighborhood has the responsibility to select someone to be its representative. However, another person can stand up at the reorganization meeting and submit his or her name in nomination. The 45 members then have the authority to decide which individual will represent the neighborhood.

That means the person selected to represent Lancaster, may not get elected.

Every neighborhood should have the right to make the decision.

2. There is no limit on expenditures that may be authorized by the BOD.

Secretary Dubuss added – there is nothing clear that says the BOD must go back to the 45 to sell the clubhouse. The discussions seem to get hung up on minutia, and they miss the big picture.

3. They are changing the fine limit the CEC and the BOD can impose for violations of the covenant from \$25.00 to \$100.00. They do not take this responsibility lightly. There are issues such as a guy who built on a room without permission. The question is also whether or not to allow the maximum fine to stay at \$1000.00. In the State of Florida, once a fine reaches \$1000.00, you can file a lien and foreclose.
4. The President's final concern relates to sale or acquisition of a home in Kings Ridge due to death or inheritance. Kings Ridge is intended to be an adult community. In order to retain this status, the law requires that at least 80% of the homes be owned and/or occupied by people over the age of fifty-five (55). When Lennar left, they amended the documents to say everyone has to be over fifty-five (55). They also put in language that states, in the event of the death or leaving of the person over 55, the person who inherits the house can move in. We have a number of homes where one person living in the house is 55 and the other is not. The intent was that if the surviving member of the household was not yet 55, they would not have to leave, they could continue to live in the house.

The way the proposed amendment has been worded, it does not say the person residing in the house; it states the person inheriting the house. In that event, you could wind up with as many as 800 people under the age of 55 residing in the community.

If the documents are adopted with this language, he has been told we can have more restrictive language in the Lancaster documents.

Another concern among the 45, is the matter of alternates to the Master Board.

Secretary Dubuss said she views the Master Board of Directors as the governing body of Kings Ridge, and she does not know any governing body that has alternates. She sees it as an excuse for the elected members not to attend meetings.

A resident asked if it was possible to purchase a copy of the documents?

President Campbell replied there is a copy of the documents on the web site. He commented the documents were written in legalize, and a lot of them don't make any sense. They started on a process to clean up the documents. There is, however, a legal requirement that some of the original language be retained.

We have already spent at least \$30,000 in legal fees for this procedure. Some people have said, don't argue anymore because it will cost us more money. However, there are viable concerns.

President Campbell said he will send everyone a copy of the documents.

Mr. Don Hulin asked – didn't the lawyer say we can't have alternates.

President Campbell replied – yes. However, if you go to Chapter 720, it does not mention the word alternate. Harry Carl's comment was apparently based on some precedent.

Secretary Dubuss added – Sy Holzman, Chair of the committee that worked on preparation of the documents with the Attorney, said this never came up during their discussions.

Mr. Frank Dubuss asked if they want to change our documents to give authority to the 45 to adopt the documents.

Secretary Dubuss replied – that is already in our documents.

President Campbell added – yes, you are basically correct.

Secretary Dubuss further explained there are two sets of documents being considered for adoption. The difference in the two sets relates to the maximum fines that can be imposed for violation of the documents.

President Campbell added – if both documents fail, they will go back to the drawing board and spend more money.

Secretary Dubuss said the three (3) voting members of Lancaster submit one vote on behalf of the neighborhood. We cannot split our vote. That actually counts as 54 votes since we have 54 homes. Highgate has 341 votes which will be cast by their three (3) voting members.

Mr. Earl Tildon asked – how active are we regarding the enforcement of these violations?

President Campbell responded – I will tell you, pretty good. Don Hulin was the ACC person in Lancaster for a long time. He cited examples of some of the violations that occurred.

Mr. Tildon said his question was relative to the \$1000 fine limit.

President Campbell explained that the CEC (Covenant Enforcement Committee), when a complaint is filed, goes through the process of a hearing to determine if there is in fact a violation. They then make a recommendation to the Master Board regarding the imposition of a fine. The BOD has the wherewithal to say yea or nay.

Secretary Dubuss, who is a member of the CEC, explained how the process works. The alleged violator is sent notice by regular and certified mail of a hearing date. On the scheduled date, the CEC members hear the complaint and vote on whether or not the alleged violator is guilty, whether there were any extenuating circumstances, and what if any fine they recommend be imposed. It is then up to the Master Board whether to take the recommendation of the CEC or to take another course of action. She commented that very few fines were suggested by the CEC, and only in cases of blatant violations.

President Campbell added, when Lennar was still here, they sent ugly letters to alleged violators. When the association took control, they changed the procedure to make it a little more personable.

Secretary Dubuss said the CEC meetings are open to the public.

B. XMAS Event

President Campbell said we could still have a Christmas party if anyone wants to jump in and take charge.

Mrs. Betty Hazzard suggested a committee be formed to be in charge of social events.

President Campbell replied – we had a committee and Marsha Gordon did a great job for over two years. However, it got to be too much. We have two dates for functions at the clubhouse. However, they are not used because no one wants to do anything.

C. COMMITTEE REPORTS

There were no reports.

President Campbell said we have to have a meeting in January to elect the person we want to represent Lancaster on the Master Board. Charlie O'Neill has indicated he wants to continue.

ADJOURNMENT

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

Ayes: Dubuss, Gordon, and Campbell

Nays: None

Absent: McCrone and O'Neill

The meeting was declared adjourned at 10:08 am..

Respectfully submitted,

Bernadette Dubuss Secretary