

Lancaster

At

Kings Ridge Neighborhood Association Board of Directors Meeting

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Lancaster website: <http://lancasterkr.com/>

Board of Directors

Virginia Scigliano, President – Robert Hughes, Treasurer

Helen Bohannon, Secretary – Choice Edwards, Director – Steve Unger, Director

Lancaster

At
**Kings Ridge Neighborhood Association, Inc.
Board of Directors Meeting**

To: All Members of the Board of Directors: All Owners

Notice is hereby given that a meeting of the Board of Directors for Lancaster at Kings Ridge Homeowners Association will be held at the Date, Hour and Place noted below:

Date: **Monday, January 8, 2018**
Hour: **9:00 am.**
Place: **Kings Ridge Clubhouse – Carrington Rm**
1900 Kings Ridge Blvd
Clermont, Florida 34711
Posted by: Jan. 5, 2018

AGENDA

1. **Call to Order:** Meeting was called to order by Ms. Scigliano at 9:00 a.m.
 2. **Establish that a Quorum is Present:** Present were Ms. Scigliano, Mr. Edwards, Mr. Unger, Mr. Hughes and Ms. Bohannon; a quorum. Noelle Racine, CAM represented Sentry Management.
 3. **Proof of Notice:** Sign was posted 48 hours prior to the meeting, agenda posted at the clubhouse and email was sent to residents by Mrs. Scigliano.
 4. **Pledge**
 5. **Approval of Minutes of Dec, 11 2017: Motion** was made by Mr. Edwards and seconded by Ms. Bohannon. No discussion. All in favor – unanimously passed.
 6. **Reports**
 - **Treasurer's Report (Dec. 2017):** (Robert Hughes) – Read
 - **Manager's Report:** (Noelle Racine)- Manager was asked to provide the Board and Mr. O'Neill the login and password for EZ Web hosting.
 - **Master Board Committee & Liaison Reports**
 - Master Board Director Report: (Choice Edwards): No meeting held in December.
 - Master Board ACC Lancaster Report: (Helen Bohannon):
 - Hurricane damage –Associations paid for cleanup and tree removal within their neighborhoods.
 - House damaged due to fire in Brighton will be leveled and sodded.
- KRACC Rule Changes
- Garage door venting to be added to guidelines being reviewed.
 - Trees remain subject.

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- Neighborhood Networking Committee Liaison Report: (H. Bohannon): No report
- **Lancaster Committee & Liaison Reports**
 - Architectural –Lancaster NARC Requests & Approvals: (L. Halter; B.Pamplin; Tim Cronin, H.Bohannon).
 - Lancaster Mission statement: **Motion** was made by Mr. Hughes to update Lancaster ARC Mission Statement; Seconded by Mr. Unger. No discussion. All in favor – unanimously passed.
 - Mulch:
 - **Motion** was made by Mr. Hughes to adopt new rule regarding Lancaster mulch; Seconded by Mr. Edwards. No discussion. All in favor – unanimously passed.
 - Ms. Bohannon will notify homeowners when mulch will be installed in 2018.
 - Mr. Edwards suggested cleanup specifics be added to contract with US Lawns.
 - Opticaltel Coalition Report: (John Muro)
 - Next meeting will be at the end of January 2018.
 - Opticaltel providing 48-hour response time.
 - Communication / Website / Technology: (C. O'Neill; S. Silpe; C. Edwards).
 - Mr. O'Neil requested access to the Lancaster domain: **Motion** was made by Ms. Bohannon to provide Mr. O'Neil the login and password for EZ Web Hosting; Seconded by Mr. Unger. Discussion was had. All in favor – unanimously passed.
 - Mr. O'Neil requested monthly balance sheet, revenue and expense reports in excel format and approved minutes in word format to be sent by community manager.
 - Land Maintenance Monitoring & Landscaping: (H. Bohannon; F. Dubuss):
 - Trimming crepe myrtle discussed at meeting.
 - Mulch will be installed within the community in April or March 2018.
 - Welcome/Sunshine / Entertainment/Activities/Decorations: (J. Nestel; B. Pamplin; S. Pamplin; L. Cronin; H. Bohannon; C. Bohannon, L. Lawson, J. Lawson, K. Weiss, C. Weiss)
 - **Motion** was made by Ms. Bohannon; Seconded by Mr. Unger to appoint Chris and Kay Weiss to the Entertainment Committee; unanimously passed.
 - Entertainment meeting was cancelled due to no heat in meeting room. Next meeting will be in April; social date to be determined.
 - Decorations:
 - Lawson's obtained Holiday decorations from Chores R Us.

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- Mr. Lawson will have electrician check the timers at the entrance to determine the problem. This information will be sent to the Master for repair.
- Neighborhood Emergency Preparedness: (C. Edwards): No report.
- Ladies Luncheon: (L. Cronin):
 - 30 people (couples) attended the luncheon in December at Carrabba's.
 - 17 ladies signed up for January 9, 2018 luncheon at Stoneybrook.

10. Old Business:

- Homeowners insurance policies:
 - Continued discussion from last BOD meeting regarding home owners to provide annually a copy of the home owner's insurance declaration page pursuant to Lancaster Covenants. Discussion was had. **Motion** by Mr. Edwards to formally request each homeowner to submit a copy of their homeowner's insurance policy declaration page concurrent with their response to the annual members meeting notice and documents and at the time of closing; Second by Ms. Scigliano; Unanimously passed. Mr. Unger requested that a letter requesting homeowners to provide a copy of their policy for information will also be collected during closing.
 - **Motion** made by Mr. Edwards to contact attorney regarding the association's interest in homeowner's coverage. No second. Motion denied.
 - Homeowners will be reminded to check for rider to coverage loss requiring special assessments.

11. New Business

Past due account: **Motion** was made by Mr. Edwards; Seconded by Ms. Bohannon to send ITL to account 000008 and to also send letter to request a copy of the homeowner's policy. No discussion. All in favor – unanimously passed.

12. Open Forum:

- Homeowner asked if ARC minutes were posted. Ms. Scigliano stated that all dispositions are included in the board meeting minutes.
- Mr. Edwards informed residents of a board certification class being held at Sentry on 2/15/18.
- Residents were informed that the Kings Ridge website/domain changed.
- Question regarding homeowner coverage regarding fire.

13. Establish Date for Next Meeting: Feb. 12, 2018 at 9:00 a.m. in the Carrington room at the Kings Ridge Clubhouse.

14. Adjournment: **Motion** to adjourn was made by Ms. Bohannon and seconded by Mr. Edwards. Meeting was adjourned at 10:38 a.m.

Respectfully submitted [Back to Table of Content](#)
 Noelle Racine, CAM
 Helen Bohannon, Secretary

Date approved: 2/12/18

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Board of Directors

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Helen Bohannon, Secretary – Choice Edwards, Director – Steve Unger, Director

Lancaster

At
**Kings Ridge Neighborhood Association, Inc.
Board of Directors Meeting
Monday, February 12, 2018**

To: All Members of the Board of Directors: All Owners

Notice is hereby given that a meeting of the Board of Directors for Lancaster at Kings Ridge Homeowners Association will be held at the Date, Hour and Place noted below:

Date: **Monday, February 12, 2018**
Hour: **9:00 am.**
Place: **Kings Ridge Clubhouse – Carrington Rm**
1900 Kings Ridge Blvd
Clermont, Florida 34711

Posted by: February 9, 2018

MINUTES

1. **Call to Order:** Meeting was called to order by Ms. Scigliano at 9:00 a.m.
2. **Establish that a Quorum is Present:** Present were Ms. Scigliano, Mr. Edwards, Mr. Unger, Mr. Hughes and Ms. Bohannon; a quorum. Noelle Racine, CAM represented Sentry Management.
3. **Proof of Notice:** Sign was posted 48 hours prior to the meeting and agenda posted at the clubhouse.
4. **Pledge**
5. **Approval of Minutes of January 8, 2018: Motion** was made by Mr. Unger; Seconded by Mr. Edwards. No discussion. All in favor – unanimously passed.
6. **Reports**
 - **Treasurer's Report:** (Robert Hughes)- Read. Management was asked to make a separate line on financial for cable.
 - **Manager's Report:** (Noelle Racine) – Read. Management was asked to provide a copy of the late letters sent to homeowners. Manager was asked to research the ITL that was removed for homeowner per board. Cash receipt report will be sent to board members. No action will be taken at this time for account 000001.

2017 Income and expenditures: Motion was made by Mr. Edwards; Seconded by Mr. Hughes to mail out 2017 income and expenditures to residents which will be included in the annual meeting mail out that will be mailed March 1st. The board will be emailed a copy of the same.

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Fidelity Bond/Crime Policy: **Motion** was made to renew the policy at the current amount. by Mr. Hughes; Seconded by Ms. Bohannon. No discussion. All in favor – unanimously passed.

Federal Income Tax Form 1120H: This will be on the agenda for March BOD meeting.

• **Master Board Committee & Liaison Reports**

- Master Board Director Report: (Choice Edwards) – No report.
- Master Board ACC Lancaster Report: (Helen Bohannon) – Working through documents; currently reviewing garage doors.
- Neighborhood Networking Committee Liaison Report: (H. Bohannon)
 - Burned home in Brighton: Homeowners’ insurance needs to be up to date.
 - Welcome packets: Given.
 - Remington car accident: Ms. Bohannon provided information regarding emergency contacts using ICE app on cell phone.

• **Lancaster Committee & Liaison Reports**

- Architectural –Lancaster NARC Requests & Approvals: (L.Halter; B.Pamplin; Tim Cronin, H.Bohannon).

ADDRESS	DATE	DESCRIPTION
2100 Grafton	1/12/18	Rear Dead palm tree removal
2136 Grafton	1/17/18	Security cameras
2112 Grafton	1/17/18	Remove old shrubs and mulch from beds
2078 Dobson	1/22/18	Remove concrete driveway/walkway – replace w/pavers
2082 Dobson	1/23/18	Remove orange fruit tree
2082 Dobson	1/23/18	Remove old shrubs in front and replace
2082 Dobson	1/23/18	Remove concrete driveway/walkway – replace w/pavers

- Opticaltel Coalition Report: (John Muro)
 - Education seminar presentation on how to use the system will be set for March 12, 2018 from 1:00 p.m. to 3:00 p.m.in the Broadway Room. Questions will be sent to Helen to present to Opticaltel. Other presentation dates will be made available for those unable to attend.
- Communication / Website / Technology: (C. O'Neill; S. Silpe; C. Edwards).
 - House color matrix was added along w painting cycle information.
- Land Maintenance Monitoring & Landscaping: (H. Bohannon; F. Dubuss)
 - Work orders: 4 open – irrigation markings. 2 – crape myrtle trimming.

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- Pine trees located in the golf course were discussed.
- Welcome/Sunshine / Entertainment/Activities/Decorations: (J. Nestel; B. Pamplin; S. Pamplin; L. Cronin; H. Bohannon; C. Bohannon, L. Lawson, J. Lawson, C. Weiss, K. Weiss)
 - Valentine decorations were placed at the entrance.
 - Mr. Curtis is still in rehab – cards sent.
 - Tomanelli's son is ill – card was sent.
 - April party being planned.
- Neighborhood Emergency Preparedness: (C. Edwards): No report.
- Ladies Luncheon: (L. Cronin): Luncheons are held on the first Tuesday of the month. Residents encouraged to take and send pictures to be added to the website.

7. Old Business:

Emergency tree removal: **Motion** was made by Mr. Hughes; Seconded by Mr. Unger that Lancaster will pay for yard clean up, cutting and stacking for City pick up of any damaged canopy trees, including from roadways or driveways (such information to be added to Lancaster ARC Rule 4.10) with a cap say of \$1000 per tree. All in favor – unanimously passed.

Lancaster BOD goals and objectives for 2017-2018 Reviewed:

- Increase resident involvement in activities.
- Endeavor to make new residents feel as welcome as possible
- Increase resident participation in Committee work.
- Facilitate Resident communication.
- Increase Resident awareness of Sentry and Lancaster websites

8. New Business:

- Homeowner insurance policies: **Motion** was made by Mr. Hughes to approve the annual meeting package and to include with the annual meeting documents package to residents the certification of insurance coverage form drafted by the President; Seconded by Mr. Unger. Discussion was had. All in favor –unanimously passed. **Motion** was made by Mr. Unger to return insurance information to the secretary who will also follow up on obtaining any outstanding documents; Seconded by Mr. Hughes. All in favor – unanimously passed.
- Brown and Brown Insurance Agents: Scheduling a board presentation.
No action.

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- Crape myrtle policy: Discussion was had. **No action**, policy remains the same that Crape Myrtles will be cut back each year unless the resident submits a work order each year to not cut their Crape Myrtle.

9. Open Forum:

- Mr. Edwards will check with Master Board regarding insurance coverage issue.
- Dead bushes from freeze: Must submit an application and obtain ARC approval.

10. Establish Date for Next Meeting: March 12, 2018 at 9:00 a.m. Carrington Room.

11. Adjournment: Motion to adjourn was made by Ms. Scigliano and meeting was adjourned at 10:40 a.m.

Respectfully submitted,

Noelle Racine, CAM
Helen Bohannon, Secretary

Date approved: 3-12-18

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Approved

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Lancaster

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**Kings Ridge Neighborhood Association, Inc.
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Monday, March 12, 2018**

To: All Members of the Board of Directors: All Owners
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Date: **Monday, March 12, 2018**
Hour: **9:00 am.**
Place: **Kings Ridge Clubhouse – Carrington Rm**
1900 Kings Ridge Blvd
Clermont, Florida 34711

MINUTES

1. **Call to Order: Motion** was made by Ms. Scigliano to call the meeting to order at 9:04 a.m.
2. **Establish that a Quorum is Present:** Present were Ms. Scigliano, Mr. Edwards, Mr. Hughes and Ms. Bohannon; a quorum. Noelle Racine, CAM represented Sentry Management.
3. **Proof of Notice:** Meeting sign was posted 48 hours prior to meeting and agenda was posted in the clubhouse.
4. **Mr. Steve Unger's resignation from the Board was accepted and Mr. Tim Cronin unanimously appointed to fill the remainder of this position which ends April 2020. Mr. Edwards elected unanimously Vice President. The Board expressed their appreciation to Steve Unger for his service during their transition period.**
5. **Approval of Minutes of February 12, 2018: Motion** was made to approve the minutes by Mr. Edwards; seconded by Ms. Bohannon. No discussion. Unanimously passed.
6. **Reports**
 - **Treasurer's Report:** (Robert Hughes)- Read
CD rates. Discussion was had. Postponed until the next meeting.
 - **Manager's Report:** (Noelle Racine)-Read.
 - **Motion** was made by Mr. Edwards to waive late and interest fees on account #000033 as the homeowner did not receive payment coupons on time; Seconded by Mr. Hughes. No discussion. Unanimously passed.
 - **Motion** was made by Mr. Edwards to resend the Board's prior vote regarding the ITL for account # 000008 as it was the homeowner's

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mistake regarding late payment; Association will not absorb the cost;
Seconded by Ms. Scigliano. No discussion. Unanimously passed.

• **Master Board Committee & Liaison Reports**

- Master Board Director Report: (Choice Edwards)
 - SALT meeting will be held on April 17, 2018
 - King's Ridge Royal Times featured Lancaster's President, Ms. Scigliano.
- Master Board ACC Lancaster Report: (Helen Bohannon)
 - Board working on approving garage door with windows.
 - Driveway expanders have been approved.
- Neighborhood Networking Committee Liaison Report: (H. Bohannon)
 - Neighborhoods are watching Highgate regarding road resurfacing and materials being used.

• **Lancaster Committee & Liaison Reports**

- Architectural –Lancaster NARC Requests & Approvals: (L.Halter; B.Pamplin; Tim Cronin, H.Bohannon).
 - 2077 Dobson – Install security system – approved.
 - 2085 Dobson – Install new coach lights – approved.
 - 2050 Dobson – Remove and replace windows – approved.
 - 2062 Dobson - Repaint driveway and walkway – approved.
 - 2095 Grafton – Repaint driveway and walkway – approved.
 - 2073 Dobson - Remove Panama rose scrub – approved.
 - 2073 Dobson – Plant (5) Dwarf blush pink Nandina scrubs – approved.
 - 2084 Grafton - Remove dead powder puff tree and dead allamanda bush- replace powder puff with crape myrtle and allamanda with same – approved.
- Opticaltel Coalition Report: (John Muro)
 - Meeting for Lancaster held March 12, 2018, at 1:00 p.m., in the Broadway Room. Ms. Bohannon collected residents' questions to present to Opticaltel. Presentations will continue through April for those that could not attend.
 - Thursday Opticaltel Clubhouse sessions will continue.
- Communication / Website / Technology: (C. O'Neill; S. Silpe; C. Edwards).
 - Mr. O'Neill requested the address book be updated on the Lancaster website.
 - Mr. Hughes inquired about Lancaster's budget being posted on the website.
 - Posting draft minutes was questioned. This will not be done as advised by Ms. Scigliano.
- Land Maintenance Monitoring & Landscaping: (H. Bohannon; F. Dubuss)
 - Weeds will be treated as part of service provided. A work order is not needed. Ms. Bohannon will check with Joe from US Lawns regarding the same.

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- Golf course is working with neighborhood regarding the dead pine trees located on the golf course.
- Welcome/Sunshine / Entertainment/Activities/Decorations: (J. Nestel; B. Pamplin; S. Pamplin; L. Cronin; H. Bohannon; C. Bohannon, L. Lawson, J. Lawson, C. Weiss, K. Weiss)
 - No new neighbors.
 - April party will be a cook out on April 7, 2018, located at the cabanas. Invitations will be sent out to residents the week on April 12th.
- Neighborhood Emergency Preparedness: (C. Edwards): No report
 - Reminder of Safety Fair the third Saturday in April. Reminder email will be sent.
 - Emergency data: Mr. Edwards will draft a memo. Copies will be given to residents in their mailboxes to update emergency contacts.
- Ladies Luncheon: (L. Cronin)
 - Last luncheon was held at the Big Easy and 15 residents attended.
 - Next luncheon will be held at Outback Steakhouse.
 - Residents were encouraged to take pictures and send them to Mr. O'Neill to put on website.

7. Old Business: None.

8. New Business:

- 2017 Taxes: **Motion** was made by Ms. Bohannon to approve Federal Income Tax Form 1120 H for 2017; Seconded by Mr. Hughes. No discussion. Unanimously passed.
- Mulch: **Motion** was made by Mr. Hughes to approve changing to nuggets (mulch) at the cost difference of \$715 provided by US Lawns with the difference to be taken out of reserves; Seconded by Mr. Edwards. No discussion. Unanimously passed.
- Board expressed appreciation to the Lawsons' for the holiday decorations.

9. Open Forum:

- Election reminder: Proxies should be returned to the secretary (Ms. Bohannon) as well as proof of insurance.
- Suggestion for Sentry to do Eblasts for the community was made by Mr. Muro.
- AEC committee – Master Board – has disbanded as reported by Mr. Edwards.
- New Lancaster meeting signs were discussed. Mr. Hughes and manager will work together to get new signs ordered.
- Mr. Muro brought up the size compliance of the new elm trees that were planted by US Lawns.
- Mr. Muro brought up overnight parking; Homeowner had permission.
- Mr. Muro brought up vendor trailer parked in the neighborhood. Residents will be sent a reminder that contractors need to abide by the rules of the community.

10. Establish Date for Next Meeting: April 9, 2018 at 9:00 a.m. in the Carrington Room at the Royal Clubhouse. Annual Members Meeting 9:00 a.m. sign in Banyon Room.

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Board of Directors

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11. Adjournment: Motion was made by Ms. Scigliano to adjourn the meeting. Meeting was adjourned at 10:50 a.m.

Respectfully submitted,

Noelle Racine, CAM
Helen Bohannon, Secretary

Date approved: 4-9-18

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Approved

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Board of Directors

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Lancaster

ANNUAL MEMBERS MEETING

Monday April 9, 2018

9:00 a.m.

Carrington Room of the Kings Ridge Clubhouse

MINUTES

1. Establish Quorum (17 Present/Proxy): 37 present – 23 by proxy and 14 present.
2. Proof of notice: Annual Meeting Agenda, Certificate of Designated Voter, and Proxy forms with instructions, Notice of Intent to Be a Candidate, Certification of Homeowner's Insurance form, 2017 year financials, and President's Cover letter mailed via U.S. Mail March 9, 2018, to all residents at their official mailing address. Also sign was posted 48 hours prior to the meeting, agenda was posted in the clubhouse and board president sent out resident email with all of the above information included.
3. Call to Order: Ms. Scigliano called the meeting to order at 9:02 a.m.
4. Certification of Notice: Annual meeting notice was mailed March 9, 2018 pursuant to the above proof of notice information.
5. Approval of the Minutes from April 10, 2017: **Motion** was made by Mr. Edwards to approve minutes with correction of Virginia Scigliano's name to be changed to John Muro beginning a new term on board; Seconded by Mr. Hughes. No discussion. All in favor. Unanimously passed.
5. Open Floor for Nominations: There were no nominations from the floor for the one open Board of Director Position.
6. Voting : Mr. Choice Edwards was the only candidate for the open position and was elected to the board via unanimous acclamation.

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Helen Bohannon, Secretary – Tim Cronin, Director

7. Motion to Adjourn: **Motion** to adjourn was made by Ms. Bohannon; Seconded by Ms. Scigliano. Meeting was adjourned at 9:07 a.m.

Respectfully submitted,

Noelle Racine, CAM
Helen Bohannon, Secretary

Date approved: April 8, 2019

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Lancaster

ORGANIZATIONAL & BOARD OF DIRECTORS MEETING MINUTES

Monday April 9, 2018

**Immediately following the Members Annual meeting
9:00 a.m.**

Carrington Room of the Kings Ridge Clubhouse

1. **Call Meeting to Order:** Ms. Scigliano called the meeting to order at 9:10 a.m.
2. **Establish Quorum Present:** Present were Ms. Scigliano, Mr. Edwards, Mr. Hughes, Ms. Bohannon and Mr. Cronin; a quorum. Noelle Racine, CAM represented Sentry Management.
3. **Proof of Notice:** Sign was posted 48 hours prior to the meeting, agenda was placed in the clubhouse and Ms. Scigliano emailed agenda and notice to Lancaster community.
4. **Pledge**
5. **Election of Officers:**
 - **Motion** was made by Mr. Edwards for Ms. Scigliano to remain as President. Seconded by Ms. Bohannon. No discussion. All in favor. Unanimously passed.
 - **Motion** was made by Ms. Bohannon for Mr. Edwards to remain as Vice President. Seconded by Mr. Cronin. No discussion. All in favor. Unanimously passed.
 - **Motion** was made by Mr. Edwards for Ms. Bohannon to remain as Secretary. Seconded by Mr. Hughes. No discussion. All in favor. Unanimously passed.

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- **Motion** was made by Mr. Edwards for Mr. Hughes to remain as Treasurer. Seconded by Mr. Cronin. No discussion. All in favor. Unanimously passed.
 - **Tim Cronin** will serve as the Director at Large.
- 6. Approval of Minutes (March 12, 2018): Motion** was made by Mr. Edwards to approve the minutes with adding the reason for waiving late fees on account #000033 and the cost difference in the mulch/nuggets. Seconded by Ms. Bohannon. All I favor. Unanimously passed.
- 7. Reports**
- **Treasurer's Report-Read.**
 - **Manager's Report-Read.** Board would like violation report details to be added to the manager's report.

Master Board Committee & Liaison Reports

- Master Board Director Report (Choice Edwards):
 - It was affirmed that the Activities Committee has disbanded.
 - Townhall meeting regarding Emergency Medical Service and Ambulance Service will be held on April 9, 2018 from 1:00 to 3:00 p.m. City Council will have a workshop on the same subject on April 11, 2018.
 - The arm for the main gate which is lighted will be tested in this area before being placed throughout the community.
 - Aquatic plants for the south pond were approved to help with the eco system.
 - Update on Brighton home that burned down – City to demolish house.
 - Land in front of the community: Master met with developer and they will have roofs match Kings Ridge roofs. Developer is interested in putting in a restaurant; Kings Ridge will support.
- Master Board ACC Lancaster Rep (Helen Bohannon)
 - New guidelines being written regarding driveway wood joints.
 - Garage door windows will be allowed.
 - Residents with garage door vents were grandfathered in. There was a total of 4 within Kings Ridge. None in Lancaster. Discussion took place.
- Neighborhood Networking Committee Liaison Report (H. Bohannon)
 - Communities discussed MRTA law changes and implications.

Lancaster Committee & Liaison Reports

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- Architectural - ACC Requests and Approvals:(L. Halter; B. Pamplin; Tim Cronin): Four applications were processed.
 - 2137 Grafton - Window replacement – approved
 - 2137 Grafton – Replace outdoor lighting fixtures – approved
 - 2105 Grafton – Remove/grind 8 pine trees in rear
 - 2084 Grafton - Reduce mulch bed area in front – approved
- Communication / Website / Technology ;(C. O'Neill; S. Silpe; C. Edwards.
 - Suggestion was made to reinstitute newsletter. No volunteers. Ms. Bohannon will contact Bernadette to see if she is interested.
- Land Maintenance Monitoring & Landscaping: (H. Bohannon; F. Dubuss)
 - Work orders – Submit when work is needed. Discussion took place.
 - US Lawns will be contacted by management regarding homeowner #000007 - dead elm tree and homeowner #000039 – tree needs to be straightened (straps tightened).
- Welcome/Sunshine / Entertainment/Activities/Decorations: (J. Nestel; B. Pamplin; S. Pamplin; L. Cronin; H. Bohannon; C. Bohannon; L. Lawson; J. Lawson; C. Weiss;K. Weiss)
 - No new homeowners. No houses for sale in Lancaster.
 - Board would like to add form regarding certificate of insurance to the welcome package for new homeowners.
 - Dolores Thomas – not feeling well. Cards are encouraged.
 - The Steinkamp's have an anniversary in April.
 - Community cookout was a success. Next event scheduled to be in September. Suggestion was made to increase activities within Lancaster. **Motion** was made by Ms. Bohannon to approve the reimbursement for the food for April's cookout for \$84. Seconded by Mr. Edwards. No discussion. All in favor. Unanimously passed.
- Neighborhood Disaster Preparedness: (C. Edwards):
 - Block captains collecting information.
 - Preparedness Fair will be held April 20, 2018 at the clubhouse from 10 a.m. to 1:00 p.m.
- Ladies Luncheon (L. Cronin): 14 ladies attended luncheon held at Outback Steakhouse; celebrated 2 birthdays and 2 retirements. Next luncheon will be 5/1/18 at Corelli's.

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8. Old Business

- Status regarding Updated Resident Data Forms and Certification of Homeowner's Insurance Forms: Good return from residents.
- Scheduling Special Board meeting reg. document amendments. To be scheduled later.
- New Lancaster Sign: **Motion** was made by Mr. Edwards to order new meeting sign from Affordable Signs with "event" replacing "meeting" verbiage shown on sign. Seconded by Mr. Hughes. No discussion. All in favor. Unanimously passed.

9. Open Forum

- Mulch nuggets – Next year discuss and reconsider mulch nugget size. There was resident concern about uniformity of application throughout the community. Discussion took place. Management will contact US Lawns for follow up on mulch distribution.
- Trees – Ms. Bohannon was thanked for choosing winged elm for Lancaster as they are low maintenance.

10. **Establish Date for Next Meeting** – May 14, 2018 at 9:00 a.m. in the Carrington Room – Kings Ridge Clubhouse.

13. **Adjournment: Motion** was made by Mr. Edwards to adjourn the meeting. Seconded by Mr. Hughes. All in favor. Unanimously passed. Meeting was adjourned at 10:49 a.m.

Respectfully submitted,

Noelle Racine, CAM
Helen Bohannon, Secretary

Date approved: 5/14/18

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Lancaster website: <http://lancasterkr.com/>
Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer
Helen Bohannon, Secretary – Tim Cronin, Director

Lancaster

At
**Kings Ridge Neighborhood Association, Inc.
Board of Directors Meeting**

To: All Members of the Board of Directors: All Owners

Notice is hereby given that a meeting of the Board of Directors for Lancaster at Kings Ridge Homeowners Association will be held at the Date, Hour and Place noted below:

Date: **Monday, May 14, 2018**
Hour: **9:00 am.**
Place: **Kings Ridge Clubhouse – Carrington Rm**
1900 Kings Ridge Blvd
Clermont, Florida 34711

MINUTES

1. **Call to Order: Motion** was made by Ms. Scigliano to call the meeting to order at 9:02 a.m.
2. **Establish that a Quorum is Present:** Present were Ms. Scigliano, Mr. Edwards, Mr. Hughes, Mr. Cronin and Ms. Bohannon; a quorum. Randy Miller, CAM and Cynthia DeLeon, CAM represented Sentry Management.
3. **Proof of Notice:** Meeting sign was posted 48 hours prior to meeting and agenda was posted in the clubhouse.
4. **Approval of Minutes of April 9, 2018: Motion** was made to approve the minutes by Mr. Edwards; seconded by Mr. Hughs. No discussion. Unanimously passed.
5. **Reports**
 - **Treasurer's Report:** (Robert Hughes)- Read
 - **Manager's Report:** Reviewed by Board
 - **Master Board Committee & Liaison Reports**
 - Master Board Director Report: (Choice Edwards)
 - Entrance walls were approved
 - Planting will begin June 1st.
 - \$55,000 budget was approved for access upgrade (card system).
 - Master Board ACC Lancaster Report: (Helen Bohannon)
 - Driveway expanders have been approved. Two products approved Wood and Vinyl rubber.
 - Manager to check on joint violations.
 - Neighborhood Networking Committee Liaison Report: (H. Bohannon)
 - Committee will meet one time per month.

Lancaster website: <http://lancasterkr.com/>

Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer
Helen Bohannon, Secretary – Tim Cronin, Director

- **Lancaster Committee & Liaison Reports**

- Architectural –Lancaster NARC Requests & Approvals: (L. Halter; B. Pamplin; Tim Cronin, H. Bohannon).
- No Architectural Applications this month.
- New Coach lights discussed.

- Opticaltel Coalition Report: (John Muro)
 - Four more meetings scheduled. One meeting per month from 2:00pm to 4:00pm
 - Dates to be posted on the community channel. The Master will send emails.

- Communication / Website / Technology: (C. O'Neill; S. Silpe; C. Edwards).
 - Behind on Posting financials-March

- Land Maintenance Monitoring & Landscaping: (H. Bohannon; F. Dubuss)
None

- Welcome/Sunshine / Entertainment/Activities/Decorations: (J. Nestel; B. Pamplin; S. Pamplin; L. Cronin; H. Bohannon; C. Bohannon, L. Lawson, J. Lawson, C. Weiss, K. Weiss)
 - Meeting scheduled for June 26th.
 - No events scheduled for May, June, or July.
 - Next event scheduled for October.

- Neighborhood Emergency Preparedness: (C. Edwards): No report
 - Meeting will be held the second week in June.
 - Captain to bring all forms to meeting.
 - Seven Homeowners have not provided their homeowner's insurance certifications. Process to gather Certificates-Committee to knock on doors; management to contact snow birds.

- Ladies Luncheon: (L. Cronin)
 - 16 residents attended the last luncheon.
 - Next luncheon to be announced.

6. Old Business:

- Mulch: US Lawn finished installation of much. Next year's mulch project will be supervised (two inches of mulch nuggets).

7. New Business:

- There was discussion of State filing processed on March 3rd. The Board's preference was that state filing be done after April's meeting with new Directors. Management (Randy) to check Florida statues as to filing time requirements. A new filing to be done with updated information at management's expense. Update to be put in the management report or on the agenda.

- Lawn Maintenance contract- discussed

Motion was made to post all contracts on the website for viewing by Mr. Edwards; seconded by Mr. Hughs. No discussion. Unanimously passed.

- Elm tree at 2116 Grafton Ave. - Tree currently has leaves and buds and is healthy though it is smaller tree. Joe will discontinue looking for a replacement.

Lancaster website: <http://lancasterkr.com/>

Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer
Helen Bohannon, Secretary – Tim Cronin, Director

8. Open Forum:

- HOA 101: Sentry to provide a workshop for Board members to go over management function, building relationships, and Board duties.
- Fire alarms- replace after 10years. Information for garage alarm safety to be distributed.
- Master Board to repave all roads (black top).

9. Establish Date for Next Meeting: June 11, 2018 at 9:00 a.m.

10. Adjournment: Motion was made by Ms. Scigliano to adjourn the meeting. Meeting was adjourned at 10:12 a.m.

Respectfully submitted,

Cynthia DeLeon, CAM

Helen Bohannon, Secretary

Date approved: 6/11/2018

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Lancaster website: <http://lancasterkr.com/>

Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer

Helen Bohannon, Secretary – Tim Cronin, Director

Lancaster

At
**Kings Ridge Neighborhood Association, Inc.
Board of Directors Meeting**

Monday, June 11, 2018

To: All Members of the Board of Directors: All Owners

Notice is hereby given that a meeting of the Board of Directors for Lancaster at Kings Ridge Homeowners Association will be held at the Date, Hour and Place noted below:

Date: **Monday, June 11, 2018**
Hour: **9:00 am.**
Place: **Kings Ridge Clubhouse – Monte Carlo Rm**
1900 Kings Ridge Blvd
Clermont, Florida 34711
Posted by: June 8, 2018

MINUTES

1. **Call to Order: Motion** was made by Ms. Scigliano to begin the meeting at 9:02 a.m.
2. **Establish that a Quorum is Present:** Present were Ms. Scigliano, Mr. Edwards, Mr. Hughes, Mr. Cronin and Ms. Bohannon; a quorum. Noelle Racine, CAM represented Sentry Management.
3. **Proof of Notice:** Meeting sign was posted 48 hours prior the meeting, agenda posted in the Club house and emailed to homeowners.
4. **Pledge**
5. **Approval of Minutes of May 14, 2018: Motion** was made by Mr. Edwards to approve the minutes with adding Mr. Cronin's name as present for the meeting; seconded by Mr. Hughes. No discussion. All in favor. Unanimously passed.
6. **Appointment of Lancaster Committee Members: Motion** was made by Ms. Bohannon to accept Mr. Pamplin's resignation from the NARC committee; seconded by Mr. Cronin; no discussion. All in favor. Unanimously passed. Mr. Pamplin agreed to be an alternate for the committee.
7. **Reports**
 - **Treasurer's Report:** (Robert Hughes) – Read
 - **Manager's Report:** (Noelle Racine) – Read
 - Lancaster contracts added to Sentry Portal and forwarded to Charlie O'Neill for Lancaster Website.
 - Florida State Age Verification Form deadline July 1, 2018: **Motion** was made by Mr. Hughes to sign and submit Florida State Age verification form; seconded by Ms. Bohannon. No discussion. All in favor. Unanimously passed.
 - Insurance update: **Motion** was made by Mr. Edwards to approve insurance form with no changes to be made; seconded by Mr. Cronin. No discussion. All in favor. Unanimously passed.
- **Master Board Committee & Liaison Reports**
 - Master Board Director Report: (Choice Edwards)
 - Reconsidering approval for driveway expansion.
 - Approved changing the legs on the card tables in the club house.

Lancaster website: <http://lancasterkr.com/>

Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer
Helen Bohannon, Secretary – Tim Cronin, Director

- Meeting regarding the disbanding of the activities committee will be held June 20, 2018.
- Master Board ACC Lancaster Report: (Helen Bohannon)
 - Concern for violations being carrying over to new homeowners from previous homeowner.
- Neighborhood Networking Committee Liaison Report: (H. Bohannon)
 - Brighton house – update.
 - Carbon monoxide poisoning handouts provided.
 - MRTA – discuss at open forum.
 - Insurance – Common area walls are not responsibility of individual neighborhoods.

● **Lancaster Committee & Liaison Reports**

- Architectural –Lancaster NARC Requests & Approvals: (L.Halter; B.Pamplin; Tim Cronin, H.Bohannon).

ARB APPROVALS – MAY

- 2059 Dobson- Replace coach lights – approved
- 2062 Dobson – Replace coach lights – approved
- 2073 Dobson – Replace coach lights – approved
- 2108 Dobson – Replace coach lights – approved

- Opticaltel Coalition Report: (John Muro): No report – next meeting in 2 weeks.
- Communication / Website / Technology: (C. O'Neill; S. Silpe; C. Edwards): No report.
- Land Maintenance Monitoring & Landscaping: (H. Bohannon; F. Dubuss): No report. Fill out workorders online.
- Welcome/Sunshine / Entertainment/Activities/Decorations: (J. Nestel; B. Pamplin; S. Pamplin; L. Cronin; H. Bohannon; C. Bohannon, L. Lawson, J. Lawson, C. Weiss, K. Weiss).
 - Welcome: No new homeowners.
 - Sunshine: Nothing to report.
 - Entertainment: Meeting June 12, 2018 to discuss October 6, 2018 party.
 - Decorations: No report – not present.

Motion was made by Ms. Bohannon to approve the Mission Statement for Decoration Committee. (L. & J Lawson); seconded by Mr. Cronin. No discussion. All in favor. Unanimously passed.

- Neighborhood Emergency Preparedness: (C. Edwards): Meeting June 11, 2018 at 1:00 p.m. open meeting for residents to attend.
- Ladies Luncheon: (L. Cronin): 17 ladies attended the luncheon at Cheeser's. Next luncheon will be Tuesday, July 10, 2018, at Stonybrook West.

8. Old Business:

Update: Homeowner's Insurance Certifications. (Helen Bohannon): Information needed only for 2 residents.

Special Board Meeting July 9, 2018: Motion was made by Mr. Hughes to approve the documents recording and set the special meeting date for July 9, 2018 and granting the President permission to

Lancaster website: <http://lancasterkr.com/>

Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer
Helen Bohannon, Secretary – Tim Cronin, Director

Speak with the legal assistance if needed; seconded by Mr. Cronin. Discussion took place. Ms. Bohannon opposed. Motion passed 4:1.

9. New Business: No new business.

10. Open Forum:

- MRTA: Discussion took place.
- CD: Information was given. Holding off.
- Annual report: Board members' address incorrect. President would like to sign report to verify correct information and not have electronically signed.
- Mulch: 52 bags were used per property (1 bag = 3 ft³).
- Bulk tree trimming for community.
- Newsletter: No volunteers.

11. Establish Date for Next Meetings: July 9, 2018 Special Members and Board Meeting followed by regular monthly Board meeting.

12. Adjournment: Motion was made by Mr. Hughes to adjourn the meeting; seconded by Mr. Cronin. Meeting was adjourned at 10:55 a.m.

Respectfully submitted,
Noelle Racine, CAM
Helen Bohannon, Secretary

DATE APPROVED: 7-9-18

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Lancaster website: <http://lancasterkr.com/>

Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer
Helen Bohannon, Secretary – Tim Cronin, Director

Lancaster

At
**Kings Ridge Neighborhood
Special Meeting of Membership**

Date: **Monday, July 9, 2018**
Hour: **9:00 am.**
Place: **Kings Ridge Clubhouse – Carrington Rm**
1900 Kings Ridge Blvd
Clermont, Florida 34711

MINUTES

1. **Call to Order:** Ms. Scigliano called the meeting to order at 9:08 a.m.
2. **Proof of Notice:** Proof of noticed was mailed out to the membership on June 15, 2018
3. **Establish Quorum:** Present in person were 20 and present by proxy were 23 for a total of 43; a quorum.
4. **Reading and approval of minutes of last meeting:** None.
5. **Reports of Officers:** None.
6. **Open Forum:** Discussion occurred.
 - **Motion** was made by Fran Rubright to approve Cheryl Moffit's proxy appointing the President as proxy holder; Seconded by Steven Unger. No discussion. All in favor. Unanimously passed.
 - **Motion** was made by Bernadette Dubuss to allow Ms. Silpe to be the designated voter; Seconded by Steve Unger. No discussion. All in favor. Unanimously passed. Ms. Silpe to file updated form.
7. Voting to consider an Amendment to Declaration of Covenants, Restrictions, and Easements for Lancaster Neighborhood Association Inc. to amend the amendment provisions from 75% resident vote to majority vote at a quorum meeting took place.
8. Voting to consider an Amendment to Bylaws of Lancaster at Kings Ridge Neighborhood Association Inc. to amend the amendment provisions from 75% resident vote to majority vote at a quorum meeting took place.
9. Tally counters were selected: John Muro, Bertha Halter and John Lawson. Observers Noelle Racine, CAM, Sentry Manager and Helen Bohannon, Lancaster Secretary.
10. Votes were tallied.
 - Amendment to By-laws of Lancaster: YES – 13 / NO –27 (3 INVALID VOTES)
 - Amendment to Covenants of Lancaster: YES 14 / NO 29
11. Results announced:
 - Consideration of Amendment to Declaration of Covenants, Restrictions, and Easements for Lancaster Neighborhood to Board Members: Died (failure to obtain 75% resident vote)
 - Consideration to an Amendment to Bylaws of Lancaster at Kings Ridge Neighborhood Association Inc: Died (failure to obtain 75% resident vote).

Lancaster website: <http://lancasterkr.com/>

Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer
Helen Bohannon, Secretary – Tim Cronin, Director

12. Adjournment: **Motion** was made by Charlie Marler to adjourn; Seconded by Steve Unger. Meeting was adjourned at 10:12 a.m.

Respectfully submitted,

Noelle Racine, CAM
Helen Bohannon, Secretary

DATE APPROVED: 8-13-18

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APPROVED

Lancaster website: <http://lancasterkr.com/>

Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer
Helen Bohannon, Secretary – Tim Cronin, Director

Lancaster

At
Kings Ridge Neighborhood
Special Meeting of Board of Directors

Date: **Monday, July 9, 2018**
Hour: **9:00 am.**
Place: **Kings Ridge Clubhouse – Carrington Rm**
1900 Kings Ridge Blvd
Clermont, Florida 34711

MINUTES

1. **Call to Order:** Ms. Scigliano called the meeting to order at 10:13 a.m.
2. **Establish quorum:** Present were Ms. Scigliano, Mr. Edwards, Mr. Hughes, Ms. Bohannon and Mr. Cronin; a quorum. Noelle Racine, CAM represented Sentry Management.
3. **Proof of Notice:** Proof of noticed was mailed out to the membership on June 15, 2018
4. **Reading and approval of minutes of last meeting:** None. Reports of Officers: None.
5. **Unfinished business:** None
6. **New business:**

Motion was made by Mr. Edwards that due to the members meeting motions dying for failure to change the amendment provisions in the Lancaster Neighborhood Association Inc. from 75% resident vote to majority vote at a quorum meeting the Board took no action on amending the Declaration of Covenants, Restrictions and Easements for Lancaster neighborhood or amending the Bylaws of Lancaster at Kings Ridge Neighborhood Association Inc.; Seconded by Ms. Scigliano. No discussion. All in favor. Unanimously passed. No action taken.

Motion was made by Mr. Hughes to discuss changing the Articles of Amendment to Articles of Incorporation Lancaster at Kings Ridge Neighborhood Association Inc. from extra majority board member vote (4 members) to majority (3 members); Seconded by Mr. Cronin. Discussion occurred.

Motion was made by Mr. Edwards to postpone discussion to a Special Board Members Meeting August 13, 2018, Seconded by Mr. Hughes. No discussion. All in favor. Unanimously passed.

7. **Adjournment:** **Motion** was made by Mr. Hughes to adjourn the meeting; Seconded by Mr. Cronin. All in favor. Meeting adjourned at 10:23 a.m.

Respectfully submitted,

Noelle Racine, CAM
Helen Bohannon, Secretary

DATE APPROVED:

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Lancaster website: <http://lancasterkr.com/>
Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer
Helen Bohannon, Secretary – Tim Cronin, Director

Lancaster

At
Kings Ridge Neighborhood Association, Inc.
Board of Directors Meeting

To: All Members of the Board of Directors: All Owners

Notice is hereby given that a meeting of the Board of Directors for Lancaster at Kings Ridge Homeowners Association will be held at the Date, Hour and Place noted below:

Date: Monday, July 9, 2018
Hour: **9:00 am.**
Place: **Kings Ridge Clubhouse – Carrington Rm**
1900 Kings Ridge Blvd
Clermont, Florida 34711
Posted by: July 6, 2018

MINUTES

1. **Call to Order:** Ms. Scigliano called the meeting to order at 10:33 a.m.
2. **Establish that a Quorum is Present:** Present were Ms. Scigliano, Mr. Edwards, Mr. Hughes, Ms. Bohannon and Mr. Cronin; a quorum. Noelle Racine, CAM represented Sentry Management.
3. **Proof of Notice:** Sign was posted 48 hours prior to the meeting and agenda was posted in the clubhouse.
4. **Approval of Minutes of June 11, 2018: Motion** was made by Mr. Edwards to approve the minutes with corrections; Seconded by Ms. Bohannon. No discussion. All in favor. Unanimously passed.
5. **Reports**
 - **Treasurer's Report:** (Robert Hughes) – Reviewed.
 - **Manager's Report:** (Noelle Racine) - Reviewed.
 - **Master Board Committee & Liaison Reports**
 - Master Board Director Report: (Choice Edwards)
 - Burned home – update
 - City Planning meeting/update- July 13, 2018
 - Driveway expansions: Wood and new system – approved.
 - Shade structures: Ball courts – obtaining quotes.
 - LED lights: Adding to other entrances.
 - Activities and Entertainment: 3 volunteers needed from each neighborhood to give suggestions for meeting on August 18, 2018 from 12:00 p.m. to 2:00 p.m.
 - Royal Times – Suggestions needed for profile features.
 - Master Board ACC Lancaster Report: (Helen Bohannon)
 - Over 550 applications processed year to date.
 - Revising 7 to 8 guidelines currently.
 - Neighborhood Networking Committee Liaison Report: (H. Bohannon)

Lancaster website: <http://lancasterkr.com/>

Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer
Helen Bohannon, Secretary – Tim Cronin, Director

- Squirrels damaging gas lines of vehicles.
- AGY Pavers – not following up with customers.

- **Lancaster Committee & Liaison Reports**

- Architectural –Lancaster NARC Requests & Approvals: (L.Halter; B.Pamplin; Tim Cronin, H.Bohannon).
 - **Motion** made by Ms. Bohannon that Mr. Pamplin will be appointed a member of the NARC committee as an alternate; Seconded by Mr. Edwards. No discussion. All in favor. Unanimously passed.
 - **Motion** was made by Ms. Bohannon to appoint Mr. Lawson to the NARC committee; Seconded by Mr. Cronin. No discussion. All in favor. Unanimously passed.

ARB APPROVALS – JUNE

- 2109 Grafton – replace coach lights – approved
- 2078 Dobson – Remove pine tree (front yard) – approved

- Opticaltel Coalition Report: (John Muro): No meetings until September 2018.
- Communication / Website / Technology: (C. O'Neill; S. Silpe; C. Edwards): No report
- Land Maintenance Monitoring & Landscaping: (H. Bohannon; F. Dubuss)
 - Mulch concerns: Poor quality and quantity.
 - **Motion** was made by Mr. Edwards for manager to contact Arborist for opinion on additional trimming of elm trees in preparation for hurricane season; Seconded by Ms. Scigliano. No discussion. All in favor. Unanimously passed.
- Welcome/Sunshine / Entertainment/Activities/Decorations: (J. Nestel; B. Pamplin; S. Pamplin; L. Cronin; H. Bohannon; C. Bohannon, L. Lawson, J. Lawson, C. Weiss, K. Weiss): No reports.
- Neighborhood Emergency Preparedness: (C. Edwards): No report.
- Ladies Luncheon: (L. Cronin): Ladies luncheon will be held at Stoneybrook on July 10, 2018.

6. Old Business:

- **Motion** was made by Mr. Edwards to post pone approval and refilling of Annual Report to Fla. Secretary of State, costs covered by Sentry, to bring to the August meeting for Board approval and President signature, seconded by Mr. Cronin. No discussion. All in favor. Unanimously passed.

7. New Business:

- Legal advice: **Motion** was made by Mr. Hughes to approve attorney's Invoice for legal consultation regarding changes to the amendment provisions of the Lancaster Documents; Seconded by Mr. Edwards. No discussion. All in favor. Unanimously passed.
- Budgeting Reserves; Budgeting Road Repairs, i.e. cracks in road: No discussion. Manager will obtain estimated cost of rejuvenation for the budget.
- Update reporting guidelines: MRTA – President will check with attorney regarding cost and dates of filing.

8. Open Forum:

Lancaster website: <http://lancasterkr.com/>

Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer
Helen Bohannon, Secretary – Tim Cronin, Director

- Screened in lanai requirements. Discussion occurred
- Tree replacement size. Discussion occurred.
- Pressure washing fascia: Manager will contact Sherwin Williams to inspect fascia of homes to see if this is a paint issue and not a cleaning issue.
- Newsletter: One volunteer to compose newsletter. Looking for input from board and residents for content suggestions.

9. **Establish Date for Next Meeting:** August 13, 2018 at 9:00 a.m. at the Kings Ridge Clubhouse.

10. **Adjournment: Motion** was made by Mr. Hughes to adjourn; Seconded by Mr. Cronin. Meeting was adjourned at 11:43 a.m.

Respectfully submitted,

Noelle Racine, CAM
Helen Bohannon, Secretary

DATE APPROVED: 8-13-18

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Lancaster website: <http://lancasterkr.com/>

Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer
Helen Bohannon, Secretary – Tim Cronin, Director

LANCASTER AT KINGS RIDGE
NEIGHBORHOOD ASSOCIATION, INC.
A Corporation Not-For-Profit

MINUTES OF SPECIAL BOARD MEETING

NOTICE WAS HEREBY GIVEN, in accordance with the BY-LAWS OF LANCASTER AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC. and the Florida Statutes, that a **SPECIAL BOARD MEETING** will be held at the following date, time, and place for the purpose of the Board's voting on the pending motion regarding the AMENDMENT TO ARTICLES OF INCORPORATION LANCASTER AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC.:

Meeting Date: August 13, 2018

Time: 9:00 a.m.

Location: Carrington Room, Clubhouse

Address: 1900 Kings Ridge Boulevard
Clermont, Florida 34711

- 1. Roll call:** Present were Ms. Scigliano, Mr. Edwards, Mr. Hughes, Mr. Bohannon and Mr. Cronin: A quorum. Noelle Racine, CAM, represented Sentry Management.
- 2. Reading and approval of minutes of July 9, 2018 meeting:** **Motion** was made by Mr. Edwards to approve minutes: Seconded by Mr. Cronin. Unanimously passed.
- 3. Unfinished business.**

Pending Motion: regarding the proposal, consideration of, discussion of, and voting on the proposed amendment to the amendment provision of the **AMENDMENT TO ARTICLES OF INCORPORATION LANCASTER AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC.** (a copy previously provided). **Motion** was made by Ms. Scigliano to postpone the pending motion indefinitely: Seconded by Mr. Hughes. No discussion. Unanimously passed.

Motion was made to add background statement by Mr. Hughes: Seconded by Mr. Cronin. No discussion. Unanimously passed. Given that the residents vote to amend the amendment provisions to the Lancaster documents died due to lack of the 75% vote to approved or deny, the Board hereby takes no action regarding the amendment provisions to the Articles of Incorporation moving to postpone indefinitely the pending motion regarding amending the amendment provision of the Lancaster Articles of Incorporation, and enters the following background statement into the minutes.

Background Statement

Lancaster website: <http://lancasterkr.com/>

Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer
Helen Bohannon, Secretary – Tim Cronin, Director

In 2016 the Board unanimously agreed to begin the work to review, rework and change those provisions in the Lancaster documents that were incorrect, outdated or legally unenforceable. In seeking counsel from the Lancaster attorney for the HOA it was noted that the 75% resident voting requirement to make changes to the Lancaster Covenants and By Laws was a high bar to reach for making any changes to the documents, noting that Florida Statutes only requires 66 2/3% if there are no provisions in an associations documents for amendment. This was exacerbated by Lennar to 75%, making it even more difficult. Lennar made it even more difficult by raising the requirement to 75%. Lennar has taken its profits and skedaddled, leaving 15 associations the daunting task of getting 75% "yea" votes to make any changes to the documents Lennar gave us. Lancaster just demonstrated just how difficult it is to get 75% of votes "yea" or "nay." To consider undertaking the tedious and arduous task of reviewing, updating and correcting Lancaster Covenants and By Laws the Boards' position was to take this initial step of first amending the amendment provisions. Therefore, the Board contracted with and worked with the association attorney to first consider the single issue with residents to reduce this bar to a majority vote of residents in a properly noticed quorum meeting of residents. The Boards' position was that if approved then a committee could begin the extensive committee work to review and rework those provisions that are incorrect, outdated or legally unenforceable. Thereafter and again and with the majority vote requirement all changes proposed must in full be presented to and voted on by the residents. Lancaster has about ten (10) years to rework Lancaster documents if Lancaster seeks to ensure that Lancaster documents refiled under the MRTA deadline (to ensure the continuance of the HOA) are correct, updated, and legally sound documents.

Even though the Board has the authority to make the change to the Articles of Incorporation by super majority vote, given the members vote July 9, 2018, wherein the motions before the residents to amend the amendment provisions died, the Board Members, thinking this should be a unanimous decision, hereby moves to postpone the pending motion to amend the amendment provisions of the Articles of Incorporation indefinitely, thereby taking no board action on this issue.

4. Adjournment. (Regular monthly BOD follows): **Motion** was made by Mr. Edwards to adjourn; Seconded by Ms. Bohannon. Meeting was adjourned at 9:11 a.m.

Respectfully submitted,

DATE APPROVED: 9-10-18

Noelle Racine, CAM
Helen Bohannon, Secretary

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Lancaster website: <http://lancasterkr.com/>

Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer
Helen Bohannon, Secretary – Tim Cronin, Director

Lancaster

At
**Kings Ridge Neighborhood Association, Inc.
Board of Directors Meeting**

To: **All Members of the Board of Directors: All Owners**

Notice is hereby given that a meeting of the Board of Directors for Lancaster at Kings Ridge Homeowners Association will be held at the Date, Hour and Place noted below:

Date: **Monday, Aug. 13, 2018**
Hour: **9:00 am.**
Place: **Kings Ridge Clubhouse – Carrington Rm**
1900 Kings Ridge Blvd
Clermont, Florida 34711
Posted by: **Aug. 10, 2018**

MINUTES

1. **Call to Order: Motion** was made by Ms. Scigliano to call the meeting to order at 9:11 a.m.
2. **Establish that a Quorum is Present:** Present were Ms. Scigliano, Mr. Edwards, Mr. Hughes, Ms. Bohannon and Mr. Cronin; a quorum. Noelle Racine, CAM represented Sentry Management.
3. **Proof of Notice:** Sign was posted 48 hour prior to the meeting and agenda was posted in the Kings Ridge Clubhouse.
4. **Approval of Minutes of July 9, 2018: Motion** was made by Mr. Edwards to approve the minutes; Seconded by Mr. Hughes. No discussion. Unanimously passed. (Noelle we also approved the minutes from the Boards special meeting in July I do not have who did the motion? Or did we approve both at the same time?)
5. **Reports**
 - **Treasurer's Report:** (Robert Hughes) – Reviewed.
 - **Manager's Report:** (Noelle Racine) – Reviewed.
 - **Master Board Committee & Liaison Reports**
 - Master Board Director Report: (Choice Edwards):
 - Master website upgrade.
 - Policy for entrance wall regarding holiday decoration for neighborhoods.
 - Master Board ACC Lancaster Report: (Helen Bohannon):
 - Refining 7 ACC policies.
 - Neighborhood Networking Committee Liaison Report: (H. Bohannon)
 - Squirrel repellent suggested to prevent damage to vehicles.
 - Voting by proxy was explained.
 - ICE app – Discussion was had.
 - **Lancaster Committee & Liaison Reports**
 - Architectural –Lancaster NARC Requests & Approvals: (Lou.Halter;Tim Cronin, John Lawson, Bob Pamplin (Alternate).Helen Bohannon, Board member.

Lancaster website: <http://lancasterkr.com/>

Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer
Helen Bohannon, Secretary – Tim Cronin, Director

- Pea rock driveways- Manager and Ms. Bohannon will perform inspection in the Lancaster community focusing on driveways with pea rock.
- Violations regarding fascia washing suspended pending further research and information. **Motion** was made by Mr. Edwards to delete the pressure washing of fascia within the community as streaking is caused by the roof and rain combination; Seconded by Mr. Cronin. Unanimously passed.
- Opticaltel Coalition Report: (John Muro): DISH anywhere service is back. Discussion was had.
- Communication / Website / Technology: (Charlie O'Neill; Steve. Silpe; Choice Edwards): No report
 - Mr. Muro is starting a resident Newsletter. This Newsletter will not be board approved or supported by Lancaster HOA. He is looking for opinions and contact information from residents.
- Land Maintenance Monitoring & Landscaping: (Helen Bohannon; Frank Dubuss)
 - Tree trimming - Report regarding trimming of elm trees in preparation for hurricane season. Discussion was had. Manager will obtain new quote to clarify wording on previous quote sent from Brightview regarding the elm tree trimming. Manger will contact 2 other Arborists for opinions and quotes.
- Welcome: (Susan & Bob Pamplin): Crowther is now a full time resident.
- Sunshine: (Janet Nestel): Cards sent to ill residents.
- Entertainment/Activities: ((Helen & Curtis Bohannon; Linda Cronin; Chris & Kay_Weiss): Rooms have been reserved for neighborhood parties. Meeting will be held on 8/23/18 to discuss plans for future parties.
- Decorations: (Linda & John Lawson): No report.
- Neighborhood Emergency Preparedness: (Choice Edwards): No report.
- Ladies Luncheon: (Linda Cronin): Next Ladies Luncheon is scheduled for September 4, 2018 at Beef O'Brady's and will be hosted by Linda Lawson.

6. Old Business:

- Annual report: **Motion** was made by Mr. Hughes to approve the refilling of Annual Report to Fla. Secretary of State costs covered by Sentry; Seconded by Ms. Bohannon. Unanimously passed.

7. New Business:

- Manager Report regarding budgeting road repairs, costs to rejuvenate and costs i.e. cracks in road. Information was provided. Discussion was had.
- Attorney costs to determine MRTA filing date: **Motion** was made by Ms. Scigliano to contact attorney to determine MRTA filing date for Lancaster and also to provide a memo regarding information (4 hours legal work estimated); Seconded by Mr. Edwards. Unanimously passed.
- Entertainment Committee: **Motion** was made by Ms. Bohannon to appoint Susan and Bob Pamplin, nunc pro tunc, to the Entertainment Committee January 2017; Seconded by Mr. Hughes. Unanimously passed.
- 2019 BOD Budget Workshop; Aug. 14th; Sentry Office at 1:00 p.m.

8. Open Forum:

- Newsletter – Not a board sponsored newsletter.
- Mulch issue. Discussion was had. **Motion** was made by Ms. Scigliano to appoint Mr. Lawson the chairperson for the new mulch committee; Seconded by Mr. Hughes. No discussion. All in favor. Unanimously passed. Mr. Hulin and Mr. Muro were appointed to the committee.

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Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer
Helen Bohannon, Secretary – Tim Cronin, Director

9. **Establish Date for Next Meeting:** Sept 10, 2018 at 9:00 a.m. – Carrington Room

10. **Adjournment: Motion** was made by Mr. Cronin to adjourn; Seconded by Ms. Scigliano. Meeting was adjourned at 10:45 a.m.

Respectfully Submitted,

Noelle Racine, CAM
Helen Bohannon, Secretary

DATE APPROVED: 9-10-18

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APPROVED

Lancaster website: <http://lancasterkr.com/>

Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer
Helen Bohannon, Secretary – Tim Cronin, Director

Lancaster

At
**Kings Ridge Neighborhood Association, Inc.
Board of Directors Meeting**

To: All Members of the Board of Directors: All Owners

Notice is hereby given that a meeting of the Board of Directors for Lancaster at Kings Ridge Homeowners Association will be held at the Date, Hour and Place noted below:

Date: **Monday, Sept 10, 2018**
Hour: **9:00 am.**
Place: **Kings Ridge Clubhouse – Carrington Rm**
1900 Kings Ridge Blvd
Clermont, Florida 34711
Posted by: **Sept 7, 2018**

MINUTES

1. **Call to Order: Motion** was made by Ms. Scigliano to call the meeting to order at 9:00 a.m.
2. **Establish that a Quorum is Present:** Present were Ms. Scigliano, Mr. Edwards, Mr. Hughes and Mr. Cronin; a quorum. Ms. Bohannon was absent. Noelle Racine, CAM represented Sentry Management.
3. **Proof of Notice:** Sign was posted 48 hours prior to the meeting, agenda was posted in the Clubhouse and agenda was emailed to residents.
4. **Pledge**
5. **Approval of Minutes of August 13, 2018:**
Motion was made by Mr. Hughes to approve the Board meeting minutes; Seconded by Mr. Cronin. No discussion. All in favor. Unanimously passed.
Motion was made by Mr. Edwards to approve the Special Board meeting minutes; Seconded by Mr. Cronin. No discussion. All in favor. Unanimously passed.
6. **Reports**
 - **Treasurer's Report:** (Robert Hughes) – Read.
 - **Manager's Report:** (Noelle Racine) – Read.
 - **Master Board Committee & Liaison Reports**
 - Master Board Director Report: (Choice Edwards): No report.
 - Master Board ACC Lancaster Report: (Helen Bohannon): No report.
 - Neighborhood Networking Committee Liaison Report: (H. Bohannon): No report.
 - **Lancaster Committee & Liaison Reports**
 - Architectural –Lancaster NARC Requests & Approvals: (Lou.Halter;Tim Cronin, John Lawson, Bob Pamplin (Alternate).Helen Bohannon, Board member
 - Kings Ridge ACC Rule 3.1.1 regarding Driveway Expansion Joint Replacement. This ACC Rule has been removed from the ACC Guidelines. Discussion was had. **Motion** was made by Mr. Edwards for referral to Lancaster ACC for review and recommendation; Seconded by Mr. Cronin. No discussion. All in favor. Unanimously passed.

Lancaster website: <http://lancasterkr.com/>

Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer
Helen Bohannon, Secretary – Tim Cronin, Director

- Opticaltel Coalition Report: (John Muro): Next meeting 9/21/18 for committee members. Discussion was had.
- Communication / Website / Technology: (Charlie O'Neill; Steve. Silpe; Choice Edwards): No report.
- Land Maintenance Monitoring & Landscaping: (Helen Bohannon; Frank Dubuss)
 - No rate increase for 2019 for landscape maintenance by US Lawns.
 - **Motion** was made by Mr. Edwards to accept Mr. Dubuss resignation from the Lawn Maintenance Committee; Seconded Mr. Hughes. No discussion. All in favor. Unanimously passed.
 - Chemical application to lawns. Discussion was had. Choice Edwards will follow up.
- Welcome: (Susan & Bob Pamplin): Two \$25 gifts cards for new residents to the Lancaster community.
- Sunshine: (Janet Nestel): No report.
- Entertainment/Activities: (Helen & Curtis Bohannon; Linda Cronin; Chris & Kay_Weiss; Susan & Bob Pamplin): Activities planned October 6, 2018, January 7, 2019 and May 11, 2019. Octoberfest – Flyers went out.
- Decorations: (Linda & John Lawson): No report.
- Neighborhood Emergency Preparedness: (Choice Edwards): Special Designation sought for all Kings Ridge if all neighborhoods have emergency preparedness plans in place. Discussion was had.
- Ladies Luncheon: (Linda Cronin): No report.
- Mulch Committee: No meeting has been scheduled yet. Mission statement was submitted. **Motion** was made by Mr. Hughes to adopt the mission statement submitted by the Lancaster Mulch Committee; Seconded by Mr. Edwards. No discussion. All in favor. Unanimously passed.

7. Old Business:

Attorney memo regarding MRTA filing date for Lancaster and posting on Lancaster KR.com website. Discussion was had. Memo will be posted on the Lancaster website.

8. New Business:

- Lancaster 2019 proposed budget. Discussion was had. **Motion** was made by Mr. Edwards to present the 2019 proposed budget for approval at the October Board meeting to include the new assessment for \$187; Seconded by Mr. Cronin. No discussion. All in favor. Unanimously passed. **Motion** was made by Mr. Cronin to postpone the tree trimming issue indefinitely; Seconded by Mr. Hughes. Discussion was had. All in favor. Unanimously passed.

9. Open Forum:

- Elm Tree trimming issue was discussed. This is a resident responsibility.

10. **Establish Date for Next Meeting**: October 8, 2018 at 9:00 a.m. in the Carrington Room.

11. **Adjournment**: **Motion** was made by Ms. Scigliano to adjourn the meeting. Meeting was adjourned at 10:20 a.m.

Respectfully submitted:
Helen Bohannon, Secretary

DATE APPROVED: 10-8-18

Noelle Racine, CAM

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Lancaster website: <http://lancasterkr.com/>
Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer
Helen Bohannon, Secretary – Tim Cronin, Director

Lancaster

At
**Kings Ridge Neighborhood Association, Inc.
Board of Directors Meeting**

To: All Members of the Board of Directors: All Owners

Notice is hereby given that a meeting of the Board of Directors for Lancaster at Kings Ridge Homeowners Association will be held at the Date, Hour and Place noted below:

Date: **Monday, Oct 8, 2018**
Hour: **9:00 am.**
Place: **Kings Ridge Clubhouse – Carrington Rm**
1900 Kings Ridge Blvd
Clermont, Florida 34711
Posted by: **Oct. 5, 2018**

Minutes

1. **Call to Order: Motion** was made by Ms. Scigliano to begin the meeting. Meeting began at 8:59 a.m.
2. **Establish that a Quorum is Present:** Present were Ms. Scigliano, Mr. Edwards, Mr. Hughes, Mr. Cronin and Ms. Bohannon; a quorum. Noelle Racine, CAM, represented Sentry Management.
3. **Proof of Notice:** Sign was posted 48 hours prior to the meeting, agenda was posted in the clubhouse, and agenda was emailed to the residents.
4. **Pledge**
5. **Approval of Minutes of Sept 10, 2018: Motion** was made Mr. Edwards to approve the minutes; Seconded by Mr. Cronin. No discussion. All in favor. Unanimously passed.
6. **Reports**
 - **Treasurer's Report:** (Robert Hughes) – Read.
 - **Manager's Report:** (Noelle Racine) – Read.
 - **Master Board Committee & Liaison Reports**
 - Master Board Director Report: (Choice Edwards)
 - New fire station located at the Clermont Performing Arts Center.
 - Approved additional patterns regarding pavers.
 - Approved traffic light located at Hancock and Kings Ridge Blvd.
 - Master Board ACC Lancaster Report: (Helen Bohannon)
 - Additional patterns regarding pavers approved.
 - Neighborhood Networking Committee Liaison Report: (H. Bohannon)
 - Trimming around electrical boxes. Discussion was had.
 - **Lancaster Committee & Liaison Reports**
 - Architectural –Lancaster NARC Requests & Approvals: (Lou.Halter; Tim Cronin, John Lawson, Bob Pamplin (Alternate).Helen Bohannon, Board member

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Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer
Helen Bohannon, Secretary – Tim Cronin, Director

Proposed Lancaster ACC Rule 3.1.1 regarding Driveway Expansion Joint Replacement. Discussion was had. **Motion** was made by Mr. Hughes to publish proposed rule; Seconded by Ms. Bohannon. No discussion. All in favor. Unanimously passed.

- Opticaltel Coalition Report: (John Muro) – Dish anywhere feature application for phone – information will be provided.
- Communication / Website / Technology: (Charlie O'Neill; Steve. Silpe; Choice Edwards)- No report.
- Land Maintenance Monitoring & Landscaping: (Helen Bohannon; Frank Dubuss) – Work orders being placed.
- Welcome: (Susan & Bob Pamplin) – No report.
-
- Sunshine: (Janet Nestel): **Motion** was made by Mr. Hughes to approve sending memorials for Mr. Bohannon and Mr. De Fontes (\$25 each); Seconded by Mr. Edwards. No discussion. All in favor. Unanimously passed.
- Entertainment/Activities: ((Helen & Curtis Bohannon; Linda Cronin; Chris & Kay_Weiss; Susan & Bob Pamplin) – Oktoberfest was a fun time. Good turn out among community. **Motion** was made by Ms. Bohannon to pay for reimbursement of \$76.60; Seconded by Mr. Edwards. No discussion. All in favor. Unanimously passed.
- Decorations: (Linda & John Lawson) – October decorations will be going up soon.
- Neighborhood Emergency Preparedness: (Choice Edwards – No report.
- Ladies Luncheon: (Linda Cronin) – Nov. 13th luncheon planned for Bonefish. December luncheon to be held at Mission Inn – husbands are invited.

7. Old Business: None.

8. New Business:

- Lancaster 2019 proposed budget – **Motion** was made by Mr. Edwards to approve the budget with assessment increase to \$187.00 monthly; Seconded by Mr. Hughes. No discussion. All in favor. Unanimously passed.
- U.S. Lawns estimate for each SECO utility boxes landscaping – Discussion was had. Quote will be requested to include sod along with removal of landscape. **Motion** was made by Mr. Hughes to postpone decision until quote is obtained; Seconded by Ms. Bohannon. No discussion. All in favor. Unanimously passed.

9. Open Forum:

- Questions were asked regarding paint contract. Discussion was had.
- City ordinance regarding water meter access. There should be no vegetation coverage blocking access meter. Discussion was had.

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Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer
Helen Bohannon, Secretary – Tim Cronin, Director

10. **Establish Date for Next Meeting:** Nov. 12, 2018 at 9:00 a.m. in the Carrington Room – Kings Ridge Clubhouse.

11. **Adjournment: Motion** was made by Ms. Bohannon to adjourn; Seconded by Mr. Cronin. Meeting was adjourned at 10:26 a.m.

Respectfully submitted:
Helen Bohannon, Secretary
Noelle Racine, CAM

DATE APPROVED: 11-12-18

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APPROVED

Lancaster website: <http://lancasterkr.com/>

Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer

Helen Bohannon, Secretary – Tim Cronin, Director

Lancaster

At
**Kings Ridge Neighborhood Association, Inc.
Board of Directors Meeting**

To: All Members of the Board of Directors: All Owners

Notice is hereby given that a meeting of the Board of Directors for Lancaster at Kings Ridge Homeowners Association will be held at the Date, Hour and Place noted below:

Date: **Monday, Nov 12, 2018**
Hour: **9:00 am.**
Place: **Kings Ridge Clubhouse – Carrington Rm**
1900 Kings Ridge Blvd
Clermont, Florida 34711

MINUTES

1. **Call to Order: Motion** was made by Ms. Scigliano to begin the meeting. Meeting began at 9:00 a.m.
2. **Establish that a Quorum is Present:** Present were Ms. Scigliano, Mr. Edwards, Mr. Cronin and Ms. Bohannon; a quorum. Mr. Hughes was absent. Noelle Racine, CAM, represented Sentry Management.
3. **Proof of Notice:** Sign was posted 48 hours prior to the meeting, agenda was posted in the clubhouse and an email was sent to residents by Ms. Scigliano.
4. **Pledge:** Done
5. **Approval of Minutes of Oct 8, 2018: Motion** was made by Mr. Cronin to approve the minutes; Seconded by Ms. Bohannon. All in favor. Unanimously passed.
6. **Reports**
 - **Treasurer's Report:** (Robert Hughes) – Manager read.
 - **Manager's Report:** (Noelle Racine) – Read.
 - **Master Board Committee & Liaison Reports**
 - Master Board Director Report: (Choice Edwards):
 - Decision was postponed regarding shade for pickle board court.
 - No increase in assessments for 2019 for the Master.
 - Parking lot will be completed by Thanksgiving.
 - Master Board ACC Lancaster Report: (Helen Bohannon): No report.
 - Neighborhood Networking Committee Liaison Report: (H. Bohannon)
 - Tree maintenance. Discussion was had.
 - Party tax – Lancaster does not charge a party tax for parties/events.
 - Estoppels – fees and charges were discussed.
 - **Lancaster Committee & Liaison Reports**
 - Architectoral –Lancaster NARC Requests & Approvals: (Lou.Halter; Tim Cronin, John Lawson, Bob Pamplin (Alternate).Helen Bohannon, Board member

Lancaster website: <http://lancasterkr.com/>

Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer
Helen Bohannon, Secretary – Tim Cronin, Director

- Four applications were approved.

Proposed Lancaster ACC Rule 3.1. regarding Driveway Expansion Joint Replacement: Proposal was read. Discussion was had. **Motion** was made by Mr. Cronin that effective today, November 12, 2018, all future driveways must comply with Lancaster ACC Rule 3.1; Seconded by Mr. Edwards. No discussion. All in favor. Unanimously passed.

- Opticaltel Coalition Report: (John Muro): Crediting loss of service was discussed. DISH app now working.
- Communication / Website / Technology: (Charlie O'Neill; Steve. Silpe; Choice Edwards): No report.
- Land Maintenance Monitoring & Landscaping: (Helen Bohannon; Frank Dubuss):
 - Workers' luncheon scheduled. Donations still being accepted.
 - Resident maintenance – work orders needed.
 - **Motion** was made by Mr. Edwards to appoint Ms. Delores Thomas to the committee; Seconded by Mr. Cronin. No discussion. All in favor. Unanimously passed.
- Welcome: (Susan & Bob Pamplin): No report.
- Sunshine: (Janet Nestel): No report.
 - \$25 gift or memorial service for the death of a resident will be discussed further at the next Board of Directors meeting.
- Entertainment/Activities: ((Helen Bohannon; Linda Cronin; Chris & Kay_Weiss; Susan & Bob Pamplin): Finalizing details of next party scheduled for January 12, 2019. Reminders will be sent to residents.
- Decorations: (Linda & John Lawson): Electrician met with Mr. Lawson; found 2 electrical outlets in the mulch area. Master will be notified.
- Neighborhood Emergency Preparedness: (Choice Edwards): No report.
- Ladies Luncheon: (Linda Cronin):
 - October luncheon was held at Calabria's; 21 ladies attended.
 - November luncheon will be held at Bonefish on November 13, 2018.
 - December luncheon will be held at Mission Inn on December 4, 2018; gentlemen are also welcome to join.
- Mulch Committee: Waiting for US Lawns' quote. Discussion was had.

7. Old Business:

U.S. Lawns estimate for each SECO utility box landscaping: Discussion was had. Mr. Edwards to followup. **Motion** was made by Ms. Bohannon to postpone discussion until January Board meeting; Seconded by Mr. Edwards. No discussion. All in favor. Unanimously passed.

8. New Business:

- Nominee to Kings Ridge Community Assoc Board of Directors: **Motion** was made by Mr. Cronin to nominate Ms. Delores Thomas; Seconded by Mr. Edwards. No discussion. All in favor. Unanimously passed.
- Annual Report of Association Finances. Requires a report to be sent to state with FEIN, official address, # parcels, revenue and income: Mr. Unger will research and get back to the Board of Directors.
- December Board Meeting: Board agreed not to have a Board meeting in the month of December.

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Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer
Helen Bohannon, Secretary – Tim Cronin, Director

9. Open Forum:

- Homeowner would like an apology from the Board for being singled out for a violation at the last meeting. Discussion was had. Apology was given.
- Mailboxes: Homeowner states they are deteriorating. Board clarified this is the residents' issue to replace.

10. Establish Date for Next Meeting: January 14, 2019 at 9:00 a.m. at the Kings Ridge Clubhouse.

11. Adjournment: Motion was made by Mr. Cronin to adjourn the meeting; Seconded by Mr. Edwards. Meeting was adjourned at 10:59 a.m.

Respectfully submitted,

Helen Bohannon, Secretary
Noelle Racine, CAM

DATE APPROVED:

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Meeting not scheduled for December

Lancaster website: <http://lancasterkr.com/>

Board of Directors

Virginia Scigliano, President – Choice Edwards, Vice President; Robert Hughes, Treasurer
Helen Bohannon, Secretary – Tim Cronin, Director