

Lancaster

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

Date/Time: **Monday, October 14, 2019 at 9:00 a.m.**
Place: King's Ridge Clubhouse – Carrington Room
1900 King's Ridge Blvd.
Clermont, Florida 34711

MINUTES

1. **Call to Order:** Mr. Hughes called the meeting to order at 9:05 a.m.
2. **Establish that a Quorum is Present:** Present were Mr. Hughes, and Ms. Thomas, signifying a quorum. Mr. Edwards was at a walk in clinic due to reparatory failure. Richard Drake, AMS represented Sentry Management.
3. **Proof of Notice:** 48-hour notice was posted at the Clubhouse and entrance to the community.
4. **Pledge:** Done
5. **Appointment of Directors:** Mr. Hughes moved, and Ms. Thomas seconded, to appoint Virginia Scigliano and Helen Bohannon to the two (2) open Board positions. All in favor, motion passed.
6. **Designation of Officers:** The Board agreed unanimously that Ms. Scigliano would serve as President; Mr. Hughes as Treasurer; and Ms. Thomas as Secretary.
7. **Approval of Minutes of September 9, 2019:** Ms. Thomas moved, and Mr. Hughes seconded, to approve the meeting minutes as revised i.e. including as an attachment an email from Ms. Thomas to Mr. Edwards dated October 10, 2019. All in favor, motion passed.
8. **Reports:**
 - **Treasurer's Report:** (Robert Hughes) – Mr. Hughes provided an overview of year-to-date financial results through September 2019.
 - **Manager's Report:** (Richard Drake) – Mr. Drake reviewed the Manager's Report. Discussion on Collection Policy was tabled to next meeting.
 - **Master Board Committee & Liaison Reports:**
 - **Master Board Director Report: (Dolores Thomas)** – No report.
 - **Master Board ACC Lancaster Report: (Chris Weiss)** – No report.

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

Board of Directors

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- **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) – No applications to review.
 - Opticaltel Coalition Report: (John Muro) – Mr. Muro will provide dates for upcoming 1-on-1 meetings for inclusion on next Board meeting agenda.
 - Lancaster Website: (GeekItDown)
 - Lawn Maintenance Monitoring & Landscaping: The Board agreed to appoint a Landscape Maintenance RFP Review Committee with the following specific duties to the Board: 1) Review, create, and distribute the Scope of Work via a Request for Proposal (RFP); 2) Meet, interview, and screen potential vendors; 3) Receive, review, and summarize the proposals once received; and 4) provided a recommendation to the Board. Appointees: Helen Bohannon, Dolores Thomas, ?? Borders, and John Lawson.
 - Welcome: (Susan & Bob Pamplin) - Welcome Packets have been prepared for new neighbors.
 - Sunshine: (Janet Nestel) – No report.
 - Entertainment/Activities: (Helen Bohannon; Linda Cronin; Chris & Kay Weiss; Susan & Bob Pamplin) - No report.
 - Decorations: (Linda & John Lawson) - No report.
 - Neighborhood Emergency Preparedness: (Choice Edwards) – No report.
 - Ladies Luncheon: (Linda Cronin) - There was good turnout for November event. Next luncheon will be held on December 3rd.
 - Mulch Committee: (John Lawson; John Muro; Don Hulin) – No report.
 - Road Rejuvenation: (Robert Hughes) – No report.

3. Old Business: None at this time.

4. New Business:

Discussion: Review of legal fees reduction offered by HOA attorney.

Action: Ms. Thomas moved, and Ms. Bohannon seconded, to approve two (2) hour pre-paid legal services package for Clayton & McCulloh. All in favor, motion passed.

Discussion: Review and approve Agreement with new Webmaster.

Action: Mr. Hughes moved, and Ms. Thomas seconded, to approve Tom Lundy with GeekItDown as webmaster, and proposed Agreement. All in favor, motion passed.

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Discussion: Feasibility and compliance with neighborhood standards: restricting mulch beds and possible weed creep; how to proceed.

Action: Board directed the new Landscaping Committee to review this item and provide recommendation to the Board.

Discussion: Review and approve revision to Architectural Guidelines - All home sites shall perpetually be maintained to show aesthetic cleanliness to include routine maintenance and cleaning of but not limited to driveways, mailboxes, roofs and removal of dead or dying trees and plantings.

Action: Board tabled this item for next meeting.

Discussion: Review and approve 2020 Budget.

Action: Mr. Hughes moved, and Ms. Bohannon seconded, to approve the 2020 Budget establishing assessments at \$187 per Lot per month. Sentry Management will not issue payment coupons for 2020.

Discussion: Management company review.

Action: Ms. Scigliano moved, and Ms. Thomas seconded, to approve the management agreement with Blue Water Community Management contingent on the attorney's review for legal sufficiency, effective November 1, 2019. All in favor, motion passed.

5. **Open Forum:** Completed.

6. **Establish Date for Next Meeting:** Monday, December 9, 2019 at 9:00 a.m.

7. **Adjournment.**

Respectfully submitted,
Dolores Thomas, Secretary
Richard Drake, AMS

DATE APPROVED:

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