

# *Lancaster*

At Kings Ridge Neighborhood Association Inc.

## **BOARD OF DIRECTORS MEETING MINUTES**

**Monday Dec 9, 2019 9:00 a.m.**

**Carrington Room of the Kings Ridge Clubhouse**

Present – Mr. Choice Edwards, Dr. Virginia Scigliano, Ms. Dolores Thomas, Ms. Helen Bohannon, Mr. Robert Hughes and Mr. Randy Treadwell with Blue Water Community Management

1. Call Meeting to Order – The meeting was called to order at 9:00 am
2. Establish Quorum Present – With 5 of 5 directors present quorum was achieved
3. Proof of Notice – Mr. Treadwell certified meeting notice and sign had been posted
4. Pledge – The Pledge of Allegiance was administered
5. Approval of Minutes (October 14, 2019) – Mrs. Thomas motioned to approve the minutes as presented. Mr. Hughes seconded. All were in favor. motion carried 5:0
6. Action: Mrs. Bohannon offered her resignation from the board of Directors. Resignation accepted. Dr. Scigliano motioned to appoint Mr. Steve Unger to fill the vacant position. Mr. Hughes seconded. All were in favor motion carried 4:0. Dr. Scigliano motioned that Mr. Edwards be elected Vice President. Mr. Hughes seconded. All were in favor. Motion carried 5:0
- 7) Reports –
  - a) President's Report. Dr. Scigliano reported that the Age verification form was signed for new purchaser for O'Neill's house. Termination insurance eff. form eff. Oct. 1st with Accord/Hillcrest signed. Legal Counsel Review of Blue Water Management Contract: No cause termination vs. just cause termination. Association penalty for breach full three year contract. 60 day option to renew after three years for one year terms if terminated after renewal one year compensation to agent. Blue Water agreed to a three year contract at the current \$400 monthly compensation plus costs with two months gratis for early two month penalty for early termination with Sentry. Blue Water made numerous concessions with their contract agreeing to all modifications requested except those delineated above.
  - b) Treasurer's Report – Mr. Hughes reported that he had reviewed and approved the invoices in the Blue Water bill approval system. There was discussion on other board members ability to review the invoices. Mr. Hughes stated he would send invoice copies to other board members so they could review as well. Mr. Hughes requested that bids be received for an audit compilation for 2019.
  - c) Introduction of New Manager and New Management Company. Blue Water Community Management LLC; Mr. Randy Treadwell. – Mr. Treadwell reported on transition activities

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- d) Master Board Committee & Liaison Reports - Master Board Director Report emailed to residents by Ms. Dolores Thomas - Master Board ACC Lancaster Rep Mr. Chris Weiss. Neighborhood Networking Committee Report by Ms. Helen Bohannon.
  - e) Lancaster Committee & Liaison Reports
    - Architectural - NARC/ACC Requests & Approvals - No Report
    - Proposed new Lancaster Rule pertaining to dead trees and general property upkeep. Discussion was had on implementation. Dr. Scigliano motioned to postpone until the next meeting discussion and any implementation of the new rule. Mr. Edwards Seconded. All were in favor motion carried 5:0
    - Optical-tel Coalition Report: There was discussion on the billing and past credits by Opticatel and/or Sentry Management for double billing issue in the past. It was determined that there was a credit issued by Opticatel however there is a need to research and see if Sentry had billed Lancaster 2 times. John Muro, Opticatel liaison is to research and reconcile the billing issues and report back to Mr. Hughes.
    - Lancaster Website – No Report
    - Land Maintenance Monitoring & Landscaping: -- There was discussion on the final contract negotiations with Lawn and Order. Mrs. Thomas per Ms. Bohannon motioned to accept the contract with the following changes 1) have the 3 free pallets of sod added in to the agreement and 2) that the RFP be adopted and incorporated as part of the agreement. Mr. Edwards seconded. Dr. Scigliano, Mr. Edwards and Mrs. Thomas voted to agree, Mr. Unger voted no because he was not involved in the process and Mr. Hughes abstains because he has a financial interest in another business venture of the owner of Lawn and Order. Motion passed 3:1:1
    - Welcome: – No Report
    - Sunshine: – Mrs. Thomas motioned to appoint Ms. Karen Defontes to the committee. Mr. Edwards seconded. Motion carried 5:0
    - Entertainment/Activities – No report
    - Neighborhood Emergency Preparedness:– no report
    - Ladies Luncheon: – No Report
    - Decorations: – no Report
    - Mulch: – no Report
    - Roads: – no Report
    - Painting: – no report
- 8) Old Business –
- a. Action: Validate email vote amending Oct 14<sup>th</sup> vote authorizing 2 hours attorney packet for \$450 for 12 months; herein authorizing Attorney package for 4 hours for 12 months at \$900. The amended decision was based on last year's usage and inability to modify hours during the 12 month agreement. Therefore, this

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change was in the best interest of Lancaster with a potential savings of \$200 to \$300 for the next 12 month agreement. Mrs. Thomas motioned to approve the activity. Mr Roberts seconded. Motion carried 5:0

### 9) New Business--

- a. Lancaster Director to the Kings Ridge Community Association for 2020 – Dr. Scigliano motioned to appoint Ms. Dolores Thomas as Lancaster’s nominee for Director on the Kings Ridge Master Board for 2020, and that Dr. Scigliano, Mr. Edwards and Mr. Hughes be appointed the voting members at the Kings Ridge Master Board Annual Meeting Jan. 23, 2020, from Lancaster. Mr Edwards Seconded. All were in favor motion carried 5:0
- b. Action: Appoint Mr. Edwards, Mr. Hughes and Dr. Scigliano as voting members to the Kings Ridge Community Association Annual Meeting Jan 23<sup>rd</sup>.
- c. Discussion/Action: Lancaster participation in Kings Ridge Community Yard Sale. Discussion was held on the topic. Mr. Edwards motioned to not participate. Mr. Unger Seconded. All were in favor. Motion carried 4:1. Mr. Hughes voted no.
- d. Discussion: Environmental Friendly Landscaping. (Lauren) Discussion: - No Report
- e. Instructions and information for residents regarding the transition from Sentry Management to Blue Water Management. Mr. Treadwell reported on how to use the online reporting system and the log in. He informed all if there were any questions on how to use the owner portal to call home or the office and they would assist. Any questions or assistance needed contact Mr. Randy Treadwell at Blue Water 407-343-0809 ext. 108

### 10) Open Forum: - members joined discussions as topics were addressed during meeting

11) Establish Dates for Nine Meetings in 2020: January 13, 2020, February 10, 2020, March 9, 2020, April 13, 2020 LANCASTER ANNUAL MEETING, June 8, 2020, August 10, 2020, October 12, 2020 LANCASTER BUDGE APPROVAL MEETING, November 9, 2020, December 14, 2020

12) Adjournment: - Dr. Scigliano motioned to adjourn at 10:56 am. Mr. Hughes seconded. All were in favor meeting adjourned