

# Lancaster

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

Date/Time: **Monday, August 12, 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. Edwards called the meeting to order at 9:04 a.m.
2. **Establish that a Quorum is Present:** Present were Mr. Edwards, Mr. Hughes, Mr. Cronin and Ms. Thomas; signifying a quorum. 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. **Approval of Minutes of June 10, 2019:** Mr. Cronin moved, and Mr. Edwards seconded, to approve the meeting minutes. Unanimously passed.
6. **Reports:**
  - **Treasurer's Report:** (Robert Hughes) – Mr. Hughes provided an overview of year-to-date financial results through July 2019.
  - **Manager's Report:** (Richard Drake) – Mr. Drake reviewed the Manager's Report and addressed questions researched from last meeting regarding various expenditures.
    - The Board needs Board member volunteers.
    - The Board authorized Mr. Drake to spend amount not to exceed \$200 for attorney notice to Lot 1 re: covenant violations not resolved.
    - Mr. Drake will verify that road/paving expenditures were allocated to Reserve accounts.
    - Mr. Drake will continue to work with OpticalTel to ensure that all refunds have been received; and Mr. Drake will send notice to OpticalTel to provide invoices via US Mail to Sentry's Clermont office.

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- Mr. Drake will provide Ms. Thomas with additional detail on recent copy charges by Sentry Management. Further, Mr. Drake will not provide hard copies of Board meeting packets unless requested by Board member(s).
- Mr. Drake will determine if Lot 39 has resolved violation re: rope on front yard tree and, if not, will escalate accordingly.
- Mr. Drake will determine which Lots require reminder notice to pressure wash driveway on September 1, 2019.
- Mr. Drake will provide all invoices to Board for review in Board meeting packet for expenses not previously authorized by Board or non-routine expenses.

• **Master Board Committee & Liaison Reports**

- **Master Board Director Report: (Dolores Thomas)** – Ms. Thomas reviewed minutes from recent Master Board meeting and sent email blast to all residents.
- **Master Board ACC Lancaster Report: (Chris Weiss)** – Mr. Weiss reviewed findings from recent tour of community with an arborist.
- **Neighborhood Networking Committee Liaison Report: (H. Bohannon)** – Ms. Bohannon provided an update on challenges with landscapers in neighboring communities.

• **Lancaster Committee & Liaison Reports**

- Architectural –Lancaster NARC Requests & Approvals: (Lou Halter, Tim Cronin, John Lawson, Bob Pamplin (Alternate) – Mr. Halter reported on recent approved application from 2084 Grafton to replace sliding door with French doors.
- Opticaltel Coalition Report: (John Muro)- Mr. Muro stated that this committee meets every other month; he requested that dates of future information sessions be included on future agendas; he will provide dates to Mr. Drake.
- Lancaster Website: (Charlie O'Neill) – Mr. O'Neill will no longer be maintaining the website; thus, a replacement will be needed to step into this role. Mr. Unger suggested asking Roy Gordon for assistance.
- Lawn Maintenance Monitoring & Landscaping: (Helen Bohannon, Dolores Thomas): See discussion item below under “New Business”.
- Welcome: (Susan & Bob Pamplin) – No report.
- Sunshine: (Janet Nestel) – No report.
- Entertainment/Activities: (Helen Bohannon; Linda Cronin; Chris & Kay Weiss; Susan & Bob Pamplin) – Events planned for 2020 dates have been confirmed.
- Decorations: (Linda & John Lawson) – No report.

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- Neighborhood Emergency Preparedness: (Choice Edwards) – Mr. Edwards advised that 2019 is expected to be a more active hurricane season.
- Ladies Luncheon: (Linda Cronin) – Recent event was held on August 6<sup>th</sup> with about 20 attendees at Sanctuary Ridge. Linda Lawson has Luncheon for September date TBD.
- Mulch Committee: (John Lawson; John Muro; Don Hulin) – There was general discussion about reducing mulch allotments to each home and reducing size of mulch beds.
- Road Rejuvenation: (Robert Hughes) – Mr. Hughes provided an update on this project; results were very good; Ms. Thomas to send email blast to resident reminding them of road striping scheduled for August 15<sup>th</sup>.

## 7. Old Business:

**Discussion:** Status report on clearing access to SECO transformer boxes.

**Action:** The Board has legal opinion from attorney on this matter. Ms. Thomas moved, and Mr. Hughes seconded, that there should be no further action at this time. Passed 3-1, with Mr. Edwards voting “nay”.

**Discussion:** Review arborist’s recommendation on tree removals.

**Action:** Ms. Thomas moved, and Mr. Hughes seconded, to approve \$250 payment to arborist for their tour and recommendations. Passed unanimously.

Mr. Weiss provided an overview of the recommendations and associated expenses, including elm pruning for \$85/each for 10 or more residences.

Mr. Edwards moved, and Mr. Hughes seconded, to notify residents of special pricing for tree removals as presented by Mr. Weiss. Passed unanimously.

## 8. New Business:

**Discussion:** What needs to be done and by whom when a property is left vacant (or before) due to the passing of the last resident?

**Action:** Board discussed this topic and will ensure that one family has received instructions on how to pay their HOA assessments after owner deceased.

**Discussion:** Engagement letter from CPA

**Action:** Mr. Hughes moved, and Mr. Cronin seconded, to approve the engagement letter for services in the amount of \$225. Passed unanimously.

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**Discussion:** Review draft 2020 Budget; scheduled Budget Meeting for approval of 2020 Budget.

**Action:** Mr. Hughes presented the Treasurer's draft Budget to the Board. Ms. Thomas moved, and Mr. Hughes seconded, for Ms. Thomas to distribute by email blast the draft 2020 Budget to homeowners for review before the October 14, 2019 budget meeting. Passed unanimously.

**Discussion:** Performance review of US Lawns.

**Action:** Neighborhood Networking reported that US Lawns having problems; some neighborhoods have terminated US Lawns. Notice of termination requires 60 days.

Mr. Edwards moved, and Ms. Thomas seconded, to authorize a sixty (60) day cancellation notice to US Lawns; also, that Ms. Thomas and Ms. Bohannon will work with Mr. Drake to prepare an updated "scope of work" and provide to Mr. Edwards, Ms. Bohannon, and Ms. Thomas for review for October Board meeting. Passed unanimously.

**9. Open Forum:** Completed.

**10. Establish Date for Next Meeting:** Monday, October 14, 2019 at 9:00 a.m. (Budget Meeting).

**11. Adjournment.** Mr. Cronin moved, and Ms. Thomas seconded, to adjourn the meeting at 11:30 a.m. Approved unanimously.

Respectfully submitted,  
Dolores Thomas, Secretary  
Richard Drake, AMS

DATE APPROVED: September 9, 2019

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