

Lancaster

At Kings Ridge Neighborhood Association Inc.

MINUTES BOARD OF DIRECTORS MEETING

Monday March 9, 2020

9:00 a.m.

Monte Carlo Room of the Kings Ridge Clubhouse

1. **Call Meeting to Order:** Dr. Scigliano at 9 a.m.
2. **Establish Quorum Present:** Mr. Choice Edwards, Ms. Dolores Thomas, Mr. Steve Unger, Dr. Virginia Scigliano, and Mr. Robert Hughes absent for medical reason.
3. **Proof of Notice:** Agenda posted at the Clubhouse and sign posted at the entrance and eblasted to all residents
4. **Pledge:** Led by Mr. John Muro
5. **Approval of Minutes** (Feb 10, 2020): **Motion** by Ms. Thomas to approve; Second by Mr. Steve Unger; Passed unanimously.
6. **Reports**

Treasurer's Report: Ms. Scigliano requested that Lynn provide clarification of two Blue Water invoices. The question was regarding the \$.30/copy charge and the collection services fee. It had been agreed that neither interest nor late fees were to be assessed during the transition.

Manager's Report. (Lynn Johnson): Ms. Johnson tied up in traffic arrived at 9:15 a.m. Mr. Unger requested that the Manager's Report be bulk emailed along with the **balance revenue & expense reports** to all residents. Ms. Johnson agreed to do that. Ms. Scigliano reminded Ms. Johnson that all late fees were to be adjusted. Ms. Scigliano asked for a status on the taxes for which we paid \$225. Ms. Johnson advised the Board that the insurance forms have been uploaded to the website. Board requested Ms. Johnson to contact Lancaster's insurance agent to confirm volunteers spreading of mulch is covered under our policies.

Board of Directors

Dr. Virginia Scigliano, President – Mr. Choice Edwards, Vice President – Ms. Dolores Thomas, Secretary
Mr. Robert Hughes, Treasurer – Mr. Steve Unger, Director At Large

Lancaster

At Kings Ridge Neighborhood Association Inc.

Update: Filing of corporate report on website for Fl. Dept. of State Division of Corporations due May 1st but do not send until after the April 13th BOD election of new officers.

Update: \$374 refund to Lot#1; Account 23189 Ms. Thomas gave the refund and got a receipt from Wanda Locke, who attended the meeting, for the check.

Update: location of Aug and Sept 2019 minutes from Sentry. Ms. Thomas will draft a letter to Sentry again requesting the minutes

Update: Status reg NOCs(Notice of Commencement) Doc 524/1429 and 5383/1959.

Ms. Thomas will draft a letter to Sentry again requesting the a proper affidavit to clear the outstanding NOCs they generated.

Update: Reg Violations at Lot #36 Account 22940. The Blue Water website does not show the proper violation format. Ms. Johnson stated that the proper letter has been sent and will email a copy of that letter to Ms. Thomas to place on file.

Update: Copy of Asphalt Technology Services Contract. Ms. Johnson stated that Sentry did not forward the contract to Blue Water. All records are supposed to be forwarded under the law. Ms. Thomas will draft a letter to Sentry again requesting these records also.

Master Board Committee & Liaison Reports

Master Board Director Report: (Dolores Thomas): Ms. Thomas eblasted the monthly report. Also there will be a notice coming out from Leland stating there currently is no known Coronavirus in Clermont.

Master Board ACC Lancaster Rep: (Chris Weiss): Mr. Weiss reviewed some of the new 4.7 guidelines approved by the Master Board at the February 2020 meeting.

Neighborhood Networking Committee Report: (Helen Bohannon): Ms. Bohannon noted that the Master Board adhoc committee is still investigating

Board of Directors

Dr. Virginia Scigliano, President – Mr. Choice Edwards, Vice President –Ms. Dolores Thomas, Secretary
Mr. Robert Hughes, Treasurer – Mr. Steve Unger, Director At Large

Lancaster

At Kings Ridge Neighborhood Association Inc.

the micro irrigation issue. DTE(Down to Earth) oversubscribed for services and is having difficulty keeping up. In one neighborhood that had fired US Lawns, Sentry paid US Lawns in violation of instructions not to pay. CEMEX is starting a new area and there may be a change in home density.

Lancaster Committee & Liaison Reports

Architectural - NARC/ACC Requests & Approvals :(Lou. Halter; Tim Cronin; John Lawson; B. Pamplin (Alternate Board Rep?) 6 requests all approved (copy attached)

Opticaltel Coalition Report: (John Muro) Next 101 class is May 14 at 3pm

Lancaster Website ;(GeekItDown, Tom Lundy): Uploaded Lawn and Order contract, 2 different January minutes, Blue Water contract, and October and December 2019 minutes.

Land Maintenance Monitoring & Landscaping: (Helen Bohannon, Dolores Thomas): Ms. Bohannon stated that at the end of the month will be going to weekly service. SECO responded to the Board's letter regarding the SECO box at Marge Poston's house. SECO will send a crew out in 6-8 weeks to refurbish and paint the box. **Motion** by Board to send a thank you letter to SECO Seconded; Passed Unanimously (no record names)

Welcome: (Susan and Bob Pamplin): no report

Sunshine: (Janet Nestel; Lauren Kurlichek): no report

Entertainment/Activities: (Helen Bohannon; Linda Cronin;

Chris and Kay Weiss; Susan and Bob Pamplin): Next neighborhood gathering April 25th in the Nottingham room

Neighborhood Emergency Preparedness: (Choice Edwards): Mr. Edwards would like to change the resident data form

Ladies Luncheon: (Linda Cronin): Mr. Cronin reported 26 ladies went to the Outback for the March luncheon. April will be hosted by Ms. Nestel and Ms. Lawson. No venue noted.

Board of Directors

Dr. Virginia Scigliano, President – Mr. Choice Edwards, Vice President –Ms. Dolores Thomas, Secretary
Mr. Robert Hughes, Treasurer – Mr. Steve Unger, Director At Large

Lancaster

At Kings Ridge Neighborhood Association Inc.

Decorations: (Linda and John Lawson): Great job with the St. Pat's decors

Mulch: (John Lawson; John Muro; Don Hulin): Mr. Lawson presented an invoice to cover the red pine bark nuggets, delivery, and placing in front of the homes to be spread cost not to exceed \$2800. Extra mulch can be ordered and paid for by the residents at \$6/bag which includes spreading. Only the front lawns will be mulched and the homeowner is responsible for the rest of the property.

Roads: (Robert Hughes): no report

Painting: TBA: no report

7. Old Business

Discussion/Action: Lancaster CPA bids for compilation for 2019. Ms. Johnson to get three bids

Update: Mailing of annual meeting documents: Request Ms. Johnson provide Ms. Thomas with copies of forms received. MS Thomas and Ms. Bohannon collecting all forms from residents and assisting where necessary.

Discussion/Approval to Advertise: New Lancaster Rules 3.1; 3.2;4.4; 4.5; 4.7; 4.10 **Motion** by Mr. Unger to advertise; Second by Ms. Dolores Thomas, Passed unanimously.

Update: SECO response to Lancaster letter regarding SECO box: Ms. Thomas read a letter response from SECO and her later conversation with SECO's Mr. Bolduc who stated that Ms. Marge Posten's transformer box will be refurbished and painted in 6-8 weeks. **Motion** by Mr. Edwards to send a thank you letter to SECO; Second by Mr. Steve Unger; Passed unanimously.

Update: Asphalt Technology Services letter. **Motion** by Mr. Edwards to Resend the letter to Asphalt Technology Services via certified mail; Second by Ms. Thomas; Passed unanimously.

Board of Directors

Dr. Virginia Scigliano, President – Mr. Choice Edwards, Vice President –Ms. Dolores Thomas, Secretary
Mr. Robert Hughes, Treasurer – Mr. Steve Unger, Director At Large

Lancaster

At Kings Ridge Neighborhood Association Inc.

Discussion/Action: JHL claim of Lien regarding US Lawns and referral to Lancaster's legal counsel: **Motion** by Ms. Thomas to refer the handling of the lien to legal counsel; Second by Mr. Edwards. Passed unanimously.

8. New Business

Discussion: Retain events calendar on the Lancaster website? **Motion** by Mr. Edwards to notify Mr. Lundy to remove the events calendar from Lancaster website; Second by Ms. Thomas; Passed unanimously.

Discussion: Waiver of late fees and interest for transitional implementation to Blue Water Community Management for assessments from November 2019 until the annual meeting on April 13, 2020. **Motion** by Ms. Thomas to waive late fees and interest for assessments during the transitional implementation to Blue Water Community Management from November 2019 until the April 13, 2020 meeting; Mr. Edwards seconded; Passed unanimously.

9. Open Forum

Irrigation problems require a work order.

Mr. Edwards asks that the website picture of the golfer be replaced with actual Lancaster pictures and activities such as the Ladies' luncheon.

Ms. Bohannon requested we put something about the ladies luncheons in the Royal Times similar to that done by other neighborhoods`.

Ms. Bohannon noted that next week Lawn and Order expects to apply weed and feed.

10. Annual Members Meeting and BOD Reorganization and regular meeting – April 13, 2020

Board of Directors

Dr. Virginia Scigliano, President – Mr. Choice Edwards, Vice President –Ms. Dolores Thomas, Secretary
Mr. Robert Hughes, Treasurer – Mr. Steve Unger, Director At Large

Lancaster

At Kings Ridge Neighborhood Association Inc.

11. **Adjournment:** Motion by Ms. Thomas to adjourn the meeting; Mr. Edwards seconded; Passed unanimously. Adjourned at 10:45 a.m.

Respectively Submitted: Ms. Dolores Thomas, Secretary
Approved: April 13, 2020

Board of Directors

Dr. Virginia Scigliano, President – Mr. Choice Edwards, Vice President – Ms. Dolores Thomas, Secretary
Mr. Robert Hughes, Treasurer – Mr. Steve Unger, Director At Large