

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: October 12, 2020
Hour: 9:00a.m.
Place: Kings Ridge Clubhouse - Ballroom
1900 Kings Ridge Blvd
Clermont, Florida 34711

APPROVED MINUTES

1. Call to Order: Mr. Choice Edwards at 9:00 a.m.
2. Establish that a Quorum is Present: Mr. Choice Edwards, Mr. Bill Hughes, Ms. Margaret Goedeker, Ms. Dolores Thomas, and Ms. Kay Weiss present
3. Proof of Notice – letter issued by Blue Water September 15, 2020; Sign posted at Lancaster Entrance September 28, 2020; Agenda eblasted to all residents and posted at the Clubhouse on September 27, 2020; Updated agenda eblasted and posted at the Clubhouse on October 9, 2020. Notice of least 14 days before the budget meeting in compliance with FI Statute 720. 303(2)2.
4. Pledge
5. Approval of Minutes of September 14, 2020 - Motion by Ms. Dolores Thomas, Second by Ms. Kay Weiss passed unanimously.
Requested Mr. Donnie Martinez to make the noted corrections to the August minutes as previously requested of Mr. Kapsis (details also included again in the September minutes). After corrections are done for August minutes, they should be changed to APPROVED and appropriately stored on the website.
6. Appointment of Lancaster Committee Members: none at this time
7. Reports
 - Treasurer's Report:
 - Status of Special Assessment: Per Lancaster Documents all special assessments must be equally shared by each home. Therefore, NO proration is allowed. Per Mr. Donnie Martinez the Special Assessment will not incur late fees or interest. Ms. Dolores Thomas suggested that Mr. Martinez notify the bank that the Special Assessment letters went out Presort first class which requires a minimum of 500 pieces. The delay in receiving it likely was because the bank put it in the

- mailroom presort maybe on September 23rd but the required 500 pieces likely was not reached until the end of the month when statements went out.
- Mr. Donnie Martinez to provide us with a current tally on how much of the Special Assessment has been received.
 - Budget Approval for 2021: reviewed with supporting documentation from Ms. Margaret Goedeker. Budget shows a 2021 assessment to be \$220. Motion to accept the budget made by Ms. Margaret Goedeker, seconded by Ms. Dolores Thomas, passed unanimously.
 - Mr. John Lawson asked Mr. Donnie Martinez detailed questions regarding what the \$4800/year covers. It covers doing the monthly financials, violation inspections, efforts for record keeping, collections, etc. Mr. John Lawson expressed concern regarding the 10% for handling the special assessment and felt it had not been handled properly and at the most should not have been more than 5%.
 - Mr. Choice Edwards thanked Ms. Margaret Goedeker, Ms. Bertha Halter, Ms. Bernadette Dubuss, and Ms. Dolores Thomas for the input and dedication in providing Lancaster with a solution to our deficit spending situation.
- Manager's Report:
- Mr. Donnie Martinez indicated that Mr. Dennis Kapsis is no longer with Blue Water. They are currently training somebody else for Lancaster.
 - Number of BW required meetings left is TWO
 - Reminded Mr. Donnie Martinez that Lancaster annual SunBiz report is not to be submitted until AFTER the annual meeting in April. That is the only SunBiz report that should be sent. Mr. Martinez indicated an online fee is \$65 each time regardless of the reason for the change. The Board will decide when to request additional reports.
 - Mr. Donnie Martinez indicated that he spent a long time going over the references used for citing violations. Ms. Dolores Thomas gave an example of a moldy screen violation pointing to a section talking about no oil wells or derricks. Mr. Chris Weiss and Mr. Lou Halter said that the Kings Ridge ACC guidelines are the first level but there are also special neighborhood considerations that must be followed. Mr. Weiss explained that the violation must be based on the guideline in effect at the time of the change but in all cases must be maintained appropriately. Mr. John Lawson asked how many violations were issued this past month but Mr. Martinez did not know.
 - Extensive discussion regarding the discrepancy between Lancaster Resolution that gives 30 days to correct the problem and Blue Water 21 days policy. Mr. Donnie Martinez indicated that the resolutions are not valid since the documents specify something different and the documents are superior and that our resolutions need to be removed.
 - There is a cost for getting “copy” details. However, Mr. Martinez agreed to get the detail for March at no costs since there was such a large increase for February to March. Ms. Dolores Thomas indicated it would have nothing to do with the annual meeting in April since all the documents and items were sent out by Ms. Virginia Scigliano and Ms. Dolores Thomas.
 - Ms. Lauren Kurilchik asked if the “original records” are defined in 720 and Mr. Martinez said yes. He also stipulated that FL Statute 720.305(5) specifies that the management company must maintain original records.

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Secretary: Dolores Thomas, Director at-large: Kay Weiss**

- Ms. Bernadette Dubuss asked if BW had a copy of the new insurance policy but Mr. Martinez did not know. Mr. Choice Edwards said he asked they send it to Ms. Dolores Thomas but she has not gotten it either. Mr. Edwards to follow-up.
- Mr. Donnie Martinez said delinquencies can be removed from website. Ms. Dolores Thomas to send Mr. Martinez a list of the delinquencies which should not longer exist on the website.
- Mr. Martinez stated that the late fee is not charged until the month after the due date.

Discussion/Action:

- Kings Ridge Community Association Board & Liaison Reports: Report Eblasted to Residents on September 24, 2020. Veterans Day Event.
 - KR Association ACC Lancaster Report: Mr. Chris Weiss indicated that the KR Board approved check boxes in guidelines to facilitate processing of the requests
 - Neighborhood Networking Committee Liaison Report: Ms. Helen Bohannon indicated that there still are no meetings but that the neighborhoods are communicating via email on as an “as needed” basis
 - Lancaster Committee & Liaison Reports
 - Architectural: Lancaster NARC Requests & Approvals: Mr. Lou Halter stated there were 4 applications all approved and were forwarded to the ACC
 - Opticaltel Coalition Report: Mr. Choice Edwards indicated that Opticaltel is trying to get all 15 neighborhoods onboard but with the service recently, that may be difficult. He requests that any difficulties be referred to him immediately for attention. Most significant complaints are for lack of response. Mr. Choice Edwards and all in attendance expressed deep gratitude to Ms. Bertha Halter for her in depth investigation to the billing for next year and noted a correction to an overcharge for telephone service which was contrary to the contract.
 - Communication/Website/ Technology: At no charge, Tom Lundy updated the home page list of Board members. He also corrected the problem with getting onto the website.
 - Land Maintenance Monitoring & Landscaping: Ms. Helen Bohannon noted that Dora is replacing broken sprinkler heads with heavy duty ones. Motion was made to accept Mr. John Lawson and Mr. Eddie Ciazza to the lawn care committee to assist Ms. Mary Rowe. Motion by Ms. Dolores Thomas, Second by Ms. Kay Weiss, passed unanimously
 - Welcome/Sunshine/Entertainment/Activities/Decorations: Mr. and Mrs. Bob Pamplin introduced and welcomed the new neighbors Winty and Romania Batson.
 - Neighborhood Emergency Preparedness: none at this time
 - Ladies Luncheon: none at this time
8. Old Business:
- Board member resignation delayed - Ms. Dolores Thomas has agreed to remain as Secretary at least until the April Annual meeting.
 - Board members certifications – All five are on file
 - Approval of signatories for the Certificate of Deposit - Ms. Dolores Thomas moved that Ms. Margaret Goedeker, Treasurer and Mr. Choice Edwards, President be the designated signatories on the CD. Seconded by Choice Edwards. Passed unanimously. BW will have to arrange for the change.

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9. New Business:

- After general discussion and recommendation from Mr. Donnie Martinez it was recommended that we specify an attorney as a legal resource. Mr. Martinez indicated that it was conflict of interest for them to retain an attorney for advice to an HOA.
- Discussion of Ruggieri Law Firm as candidate for new Counsel. Rates are significantly less than past counsel. He is willing to come speak with the Board. Ms. Dolores Thomas will contact them regarding meeting with the Board. Motion was made by Ms. Dolores Thomas to sign an agreement for representation with Attorney Frank Ruggieri. Seconded by Mr. Choice Edwards. Passed unanimously.
- Website Hosting and Domain Name Repository Change/Approval – Motion by Mr. Choice Edwards, Second by Ms. Kay Weiss to allow GeekItDown Tom Lundy to proceed with the conversion for web hosting and domain name, not to exceed \$200. Passed unanimously. It was noted that Mr. Lundy is providing the first year of webhosting at a discount for the first year at \$99.
- Website Security – on hold for now
- Website updates to prioritize/authorize? Minutes (June – October)? Approved Special Assessment? Approved budget? - on hold for now
- Discussion of the suggestion for new purchasers funding a Capital Contribution Fund – Per Lancaster documents 7.11 the funding was to be through the Developer or a Builder not the Association. To make such a change would require changes to the documents and legal preparation and associated expenses. Ms. Margaret Goedeker suggested there are few common areas for capital improvement which could be handled by establishing a reserve. Ms. Dolores Thomas explained that the Master Association is responsible for the Stormwater drainage but Lancaster is responsible for the surface grates. The “sewer” system is the responsibility of the City of Clermont. The other expected expense would be for a complete failure to the internal irrigation system. There was no action taken at this time.
- Blue Water is to turn over all records now for 2019 and then annually at year's end
- New Board Member/Residents orientation proposal. Ms. Dolores Thomas will request Mr. Frank Ruggieri attend an Board of Directors orientation session to explain the responsibilities of the Board. Motion to establish the orientation by Ms. Margaret Goedeker, Seconded by Ms. Kay Weiss, passed unanimously.

10. Open Forum: - Ms. Bernadette Dubuss asks the community to think of what committees we need to establish for the future.

11. Establish Date for Next Meeting: November 9, 2020

12. Adjournment: Motion by Ms. Dolores Thomas, Second by Ms. Kay Weiss, unanimously at 10:45 a.m.

Attendees: Choice Edwards, Bill Hughes, Margaret Goedeker, Dolores Thomas, Kay & Chris Weiss, Bertha & Lou Halter, Bernadette & Frank Dubuss, Paul & Bonnie Borders, Pat Cawley, Lauren Kurilchik, John Lawson, Winty & Romania Batson, Bob & Susie Pamplin, Fran Rubright, Don Hulin, Rosalind & Steve Silpe, Helen Bohannon, Charles Marler, Gloria Pasteur, Donnie Martinez.

Respectfully submitted: Dolores Thomas, Secretary

Motion- Ms. Dolores Thomas, Second- Ms. Kay Weiss, Passed unanimously November 9, 2020

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