

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: November 9, 2020 Date Posted by: November 6, 2020
Hour: 9:00a.m.
Place: Kings Ridge Clubhouse - Ballroom
1900 Kings Ridge Blvd
Clermont, Florida 34711

APPROVED MINUTES

1. Call to Order: **9:00 a.m.**
2. Establish Quorum: **5 of 5 Board Members present**
3. Proof of Notice: **Notice eblast to all residents and posted at Clubhouse at noon on November 6, 2020. Sign posted at entrance November 4, 2020.**
4. Pledge:
5. Approval of Minutes: **October 13,2020 Motion-Ms. Dolores Thomas, Second- Ms. Kay Weiss, Passed unanimously**
6. Reports:
 - a. Treasurer: **Motion to accept treasurer report by Ms. Kay Weiss, Second by Ms. Dolores Thomas, passed unanimously**
 - i. Special Assessment Status – **53 of 54 residents paid to date. Thank you to the residents of Lancaster.**
 - ii. Governing documents requirements for collection of assessments—**Mr. Donnie Martinez with search, at no cost, to determine if the resolutions were validly passed in order to determine what the Lancaster collection policy is that Blue Water should follow according to our documents.**
 - iii. Financials—**Operating account is in good shape to pay current obligations. (see attached)**
 - b. Manager:
 - i. Introduction of new CAM Enrique Caballero –**Mr. Donnie Martinez indicated that Mr. Caballero is still in training at this time**
 - ii. Outstanding past violations -- **Some still being reviewed for subsequent action.**

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

Board of Directors:

President: Choice Edwards, Vice-president: Bill Hughes, Treasurer: Margaret Goedecker,
Secretary: Dolores Thomas, Director at-large: Kay Weiss

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- iii. November Violations – **Ms. Margaret Goedecker has arranged for Enrique Caballero to do the inspections on Monday. Mr. Donnie Martinez stated he had done them today and told one home owner that if they corrected the problem he would not write them up. There are 3 violations for this month.**
- iv. Violation Policy—**The Board has requested that Blue Water notify them of violations before taking action.**
- c. Committee:
 - i. Kings Ridge Community Association Board/Liaison: Eblast October 29, 2020 -- **Reminder that November 11th is the Veterans Day Ceremony at the Clubhouse at 10:00 a.m.**
 - ii. Kings Ridge Community Association ACC: **It has been difficult for those in the Hamptons to get the proper tiles to repair their roofs. In addition, it was at a major expense because the tiles were different thicknesses which required an entire roof replacement. There is now a company that provides a reasonable alternative but there is ongoing litigation since the insurance company delay has caused additional damage inside the house.**
 - iii. Lancaster NARC: **There were 3 NARC requests all on Dobson which were approved.**
 - iv. Opticaltel: **Mr. Choice Edwards has a ZOOM meeting today. Ms. Roz Silpe wanted to know what is going on with Channel 9. He explained that that was not an Opticaltel problem but that he will check on the status.**
 - v. Communication/Website/Technology: **We are on schedule to update the server and domain in November.**
 - vi. Lawncare: **Meeting with Matt of Dora on Wednesday for the calendar for the winter schedule for the month. The notices from the new Lawncare committee were delivered to each community mailbox, other than the one the resident screwed shut.**
 - vii. Neighborhood Networking: **US Lawns was paid by Strafford in error. Strafford got the money back. Hampton blue roof is in litigation. Wellington is having major problems with irrigation. Neighborhoods were informed that the white lines on the side must be repainted since they are required by City of Clermont as**

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part of PUD for Kings Ridge. (Notice was sent to each neighborhood by the Master Board.) The Hook Street Extension meeting is November 16, 2020.

- viii. Welcome/Sunshine/Entertainment/Activities/Decorations: **Ms. Helen Bohannon stated they will be planning a lunch for the Dora lawncare crew.**
- ix. Neighborhood Emergency Preparedness: **Mr. Feldman, chair of the MBOD Committee has requested that the neighborhoods get as much contact information as possible for every neighbor. Recently, there was a resident injured and down for 2 days and although he got to the hospital, it still was difficult to reach somebody to let them know where he was.**
- x. Ladies' Luncheon: **Nothing at this time.**

7. Old Business:

- a. Website uploads –**Request to have Mr. Tom Lundy upload all minutes through October 2020. Motion by Ms. Margaret Goedecker, second by Ms. Dolores Thomas, passed unanimously.**
- b. US Lawns Status—**Up through this morning no action had been filed in Lake County.**

8. New Business:

- a. NARC Request to publish/post schedule at the Clubhouse (attached) -- **Motion made by Ms. Dolores Thomas, Second by Mr. Choice Edwards; passed unanimously to permanently post in the Clubhouse. Ms. Dolores Thomas to post accordingly, after the meeting.**
- b. Board Orientation with Attorney Frank Ruggieri on November 20, 2020 -- **Only one RSVP from Helen Bohannon**
- c. Requirements for Leasing – **Blue Water, by contract, is not responsible for Lancaster properties that are leased. Lancaster documents specify a security deposit but the Master Association does not but the parties must notify them. Ms. Margaret Goedecker is holding onto the deposit. Any future ones will likely not be dated.**
- d. Violation:
 - **Outstanding violation 2059 Dobson St. – Decision was to follow-up on the violation through the process. Ms. Bertha Halter read an independent legal opinion and provided same to the Board.**

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- Exceptions to be filed on record at KR Clubhouse - **Ms. Dolores Thomas made a motion, seconded by Mr. Choice Edwards and passed unanimously that a copy of the August minutes be placed in the Clubhouse file folders for each of the properties which were not to receive violations for tire tracks made from the application of road resurfacing.**
- Special instructions to BW for consideration for inspections -- **Requested that the Board be informed of violations before letters sent to evaluate validity and not to do selective enforcement.**
- Suspend December 2020 inspection—**Motion by Ms. Kay Weiss, Second by Ms. Dolores Thomas, passed unanimously.**

9. Open Forum:

10. Establish Date for Next Meeting: **December 14, 2020**

11. Adjournment: **10:30 a.m.**

12. Attendees: **Dolores Thomas, Kay Weiss, Chris Weiss, Choice Edwards, William Hughes, Tim Cronin, Patricia Cawley, Margaret Goedeker, Helen Bohannon, Don Hulin, Bertha Halter, John Lawson, Roz Silpe, Bernadette Dubuss, Donnie Martinez.**

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November 9, 2020 Treasurer's Report

October 1, 2020	Operating Account Available Balance	\$ 8,996.54
October 1, 2020 Payments:	Seco (September bill for Street Lights) 197.22	
	Opticaltel (October Service) 3,807.22	
	Dora Landscaping (October Service) 3,625.40	
	Blue Water Management (October Service) 400.00	
	Blue Water Administrative Costs 106.55	
	Blue Water Web Hosting and File Storage 35.00	
	Sihle Insurance Group (1 st month pymt) 280.37	
October 1, 2020	Operating Account Ending Available Balance	\$ 544.78
October 15, 2020	October Deposits to date	+ \$19,140.14
October 15, 2020	Operating Account Available balance	\$19,684.92
October 15, 2020 Payments:	September Reserves Payment (Late) 1,448.41	
	October Reserves Payment (Current) 1,448.41	
	Special Assessment Fee to Blue Water (Delayed) 1,620.00	
October 15, 2020	Operating Account Ending Available Balance	\$15,168.10
October 31, 2020	New Deposits since October 15	+ \$ 5,924.00
October 31, 2020	Operating Account Ending Available Balance	\$21,092.10
November 1, 2020	Operating Account Available Balance	\$21,092.10
November 1, 2020 Payments:	Seco Energy (Street Lights) 181.68	
	Optcaltel (November Service) 3,807.22	
	Blue Water Web Hosting and File Storage 35.00	
	Blue Water Administrative Cost (collections) 35.85	
	" " (print, copy, postage, supplies) 49.80	
	Millenium Later Payment Charge 4.64	
November 6, 2020	First Insurance Funding (Nov. Payment) 280.37	
November 9, 2020	November Deposits to date	\$ 5,188.40
November 9, 2020	Operating Account Available Balance	\$ 21,885.94
November 15 Payments	November Reserves Payment 1,448.41	
	Blue Water Community Management (Nov.) 400.00	
	Dora Landscaping (November Service) 3,625.40	

(PERMANENT NOTICE)

- DO NOT REMOVE -

NOV. 9, 2020

The *Lancaster* neighborhood *Architectural Review Committee* (NARC) shall meet (if req'd) every **2nd & 4th Thursday** of the month, from **3:30 PM to 4:30 PM**, in the **Camelot** room. The committee on behalf of the *Lancaster* neighborhood will discuss, approve, or disapprove all properly submitted ACC applications received from the *Community Management Office* (CMO). If a Thursday holiday CMO shutdown occurs, the meeting will be held on the day before. All *Lancaster* concerned or interested residents are welcome to attend.

The *Lancaster Architectural Review Committee* members are:

Lou Halter (Chairman)....louhalter@gmail.com....352.989.4138

Tim Cronin (Member).....Tim_Cronin@msn.com...352.404.8683

John Lawson (Member)...rodmangarbage@gmail.com...708.518.8171

Bob Pamplin (Member)...rpamplin@verizon.net....704.771.5001