

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: December 14, 2020 Date Posted by: December 11, 2020
Hour: 9:00a.m.
Place: Kings Ridge Clubhouse - Ballroom
1900 Kings Ridge Blvd
Clermont, Florida 34711

APPROVED MINUTES

Motion to approve by Ms. Dolores Thomas, Second by Ms. Kay Weiss, unanimous
January 11, 2021

1. Call to Order: **9 a.m.**
2. Establish Quorum: **5 of 5 Board members in attendance**
3. Proof of Notice: **Sign posted at the entrance, eblasted to the residents, and posted at the Clubhouse before noon, Friday December 11, 2020**
4. Pledge:
5. Approval of Minutes: **Motion by Ms. Dolores Thomas to approve the November 9, 2020 minutes, second by Mr. Bill Hughes, passed unanimously.**
6. Reports:
 - a. Treasurer: **Ms. Margaret Goedecker indicated that most of the residents had complied with return of the special assessment allowing Lancaster to pay its bills. Mr. Donnie Martinez indicated that if we chose to have the violation letter read 30 days instead of Blue Water 21 day window, it would cost 1 hour at \$250/hour. The estimated December Month End Balance in Operating was \$17,502.61.**
 - b. Manager: **Ms. Lynn Johnson represented Blue Water and Mr. Donnie Martinez came later in the meeting. Ms. Johnson stated there were 8 violations. Ms. Kay Weiss questioned why one was entered twice on the website. Ms. Dolores Thomas noted that the copy of the minutes were placed in the files of the residents previously violated for the PDS tire track issue to document the Board of Directors decision to not violate for that issue on driveways.**
 - c. Committee:

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

Board of Directors:

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- i. Kings Ridge Community Association Board/Liaison (Dolores Thomas):
 - **Report eblasted to all residents**
- ii. Kings Ridge Community Association ACC (Chris Weiss): **Mr. Chris Weiss indicated that the process for guideline violations should included dated pictures to document the ongoing violation which could then be subsequently be sent to the CERB for recommendation to the CEC.**
- iii. Lancaster NARC (Lou Halter): **All 6 requested applications were approved.**
- iv. Opticaltel (Choice Edwards): **Channel 9 was initially restored but has been sporadic so Mr. Choice Edwards will check on it.**
- v. Communication/Website/Technology (Dolores Thomas):
 - **Status of Website uploads for the minutes and contracts: All minutes through October meeting have been uploaded. The contracts were too large and will be uploaded after the transition to the new web host.**
 - **Status of transition to GeekItDown webhost and domain name – EZwebhosting delaying release of information needed for the transition - Expected to be completed shortly.**
- vi. Lawncare (John Lawson):
 - **Resignation of Mary Rowe: Motion by Mr. Choice Edwards, second by Ms. Dolores Thomas, to accept the resignation, passed unanimously.**
 - **Status report: Dora has been doing a great job. However, there is one resident that has been spoken to, at least twice, to cease confronting the Dora Landscaping crew in a non-acceptable abusive manner. Because of the failure to comply, Mr. John Lawson requested a letter to be sent to the resident at 2066 Dobson and Mr. Ken Wiegand requested an associated letter of apology to Dora Landscaping reminding them to contact 911 in such situations. Ms. Johnson indicated she would take care of those letters on December 14th. Mr. Choice Edwards requested that the drafts of those letters be sent to him for the Lancaster Board of Directors' review before being**

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sent. Mr. Edwards also requested that anybody who witnessed the actions of the resident send him documentation of the incident(s) which will be kept for documenting the violation of KR Rules and Regulations.

vii. Neighborhood Networking (Helen Bohannon): **Nothing new to report.**

viii. Welcome/Sunshine/Entertainment/Activities/Decorations:

• **Christmas at the Pamplin driveway December 17th. So far 41 replied.**

ix. Neighborhood Emergency Preparedness (Margaret Goedecker): **Nothing new to report**

x. Ladies' Luncheon (Linda Cronin): **Nothing to report.**

7. Old Business:

- a. **Reminder of 2021 assessment for Lancaster of \$220 and Kings Ridge \$173 due January 1, 2021**
- b. **Coupon book ETA – received by most if not all on December 12, 2020.**
- c. **Legal opinion regarding validity of resolutions and policies – estimate by Attorney Ruggieri 3 – 3.5 hours estimate to cost no more than \$750. For informational reference for any future consideration.**
- d. **JHL (US Lawns) Status: Nothing to report. The “lien” required action on the part of JHL to pursue resolution within a year. As of today nothing has been filed under the change of venue order.**

8. New Business:

- a. **Determine the 3 representatives from Lancaster for the KR annual meeting: Motion by Mr. Choice Edwards, second by Ms. Dolores Thomas, passed unanimously for the following representatives -- Ms. Kay Weiss, Ms. Margaret Goedecker, Mr. Bill Hughes**
- b. **Determine the Lancaster nominee as representative to the Master Board: Motion by Mr. Choice Edwards, second by Ms. Margaret Goedecker, passed unanimously to nominate Ms. Dolores Thomas who agreed to serve on the Master Board for a year.**
- c. **Affirmation for authorization of Website additional uploads: "Tom Lundy of Geek It Down is authorized to upload (in addition to all the Minutes (June - October 2020) previously approved at the November 9, 2020 meeting) the 2020 and the 2021 - 2023 Dora Contracts; the Dora Initial Irrigation Audit details; and the Insurance policy".**

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- d. **Request Blue Water monthly inspection scheduled day for Monday in the interest of properly enforcing covenants regarding refuse guidelines of nothing out until after 5 p.m. Monday and barrels back in by 5 on Tuesday. Ms. Lynn Johnson noted the next inspection would be January 4, 2021.**
 - e. **Review and potential other considerations for the Violation Process/Procedures; Mr. Donnie Martinez stated the cost per picture is \$.25. Motion to include violation pictures by Ms. Margaret Goedeker, second by Ms. Kay Weiss, passed unanimously. Violation policy enhancements to start fresh in January 2021 motion by Mr. Choice Edwards, second by Ms. Margaret Goedeker, passed unanimously.**
9. **Open Forum: Mr. Bob Pamplin asked how much was budgeted for entertainment for 2021 and was told it was the usual \$300.**
 10. **Establish Date for Next Meeting: January 11, 2021**
 11. **Adjournment: 10:30 a.m.**
 12. **Attendees: Ms. Dolores Thomas, Mr. Bill Hughes, Mr. Choice Edwards, Ms. Margaret Goedeker, Ms. Kay Weiss, Mr. Steve Silpe, Ms. Roz Silpe, Mr. Helen Bohannon, Mr. Chris Weiss, Mr. Ken Wiegand, Mr. John Lawson, Ms. Fran Rubright, Mr. Bob Pamplin, Ms. Susie Pamplin, Mr. Lou Halter, Mr. Donnie Martinez, Ms. Lynn Johnson.**

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December 14, 2020 Treasurer's Report

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	
	First Insurance Funding (online processing fee)*	15.00	
November 15 Payments	November Reserves Payment	1,448.41	
	Blue Water Community Management (Nov.)	400.00	
	Dora Landscaping (November Service)	3,625.40	11,208.73
November 30, 2020	November Deposits	—	+ 9,672.23
November 30, 2020	Month End Available Operating Balance		\$ 20,880.96

December 1, 2020	Operating Account Available Balance		20,880.96
December 1, 2020 Payments:	Seco Energy (Street Lights)	185.22	
	Opticaltel (December Service)	3,807.22	
	First Insurance Funding(December Invoice)	280.37	
	First Insurance Funding (credit for Nov. fee)*	(15.00)	
	Blue Water Management Fee	400.00	
	Blue Water Web Charge & File Storage	35.00	
	" (print, copies, postage, supplies)	34.65	
December 14, 2020	December Deposits to Date		+ 6,545.83
December 14, 2020	Operating Account Available Balanc		\$ 22,699.33
December 15 Payments	GeekITDown (Webmaster)	31.25	
	Lancaster Copy Expense (May 2020)	11.98	
	Lancaster Special Events (Dec. Luncheon)	79.68	
	Dora Landscaping	3,625.40	
	December Reserves	1,448.41	

Estimated December Month End Balance in Operating Account **\$ 17,502.61**